



THE A-TEAM

RE/MAX FIRST

8827 33 Avenue, Calgary T3B 1M2

MLS® #: A2199792 Area: Bowness Listing Date: 03/06/25 List Price: \$995,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1957
Lot Information
Lot Sz Ar: 12,970 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 1,224
Low Sqft:
Ttl Sqft: 1,224

DOM: 4
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Bungalow
Parking
Ttl Park: 3
Garage Sz:

Access:
Lot Feat: Back Yard, Backs on to Park/Green Space, Environmental Reserve, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Many Trees, Private, Rectangular Lot Off Street, Parking Pad, RV Access/Parking, Stall
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, Forced Air, Natural Gas
Sewer:
Ext Feat: Fire Pit, Garden, Playground, Private Yard

Construction: Stucco, Wood Frame
Flooring: Carpet, Ceramic Tile, Laminate, Linoleum
Water Source:
Fnd/Bsmt: Block

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Int Feat: No Animal Home, No Smoking Home, See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-headers for Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 5565AH
Zoning: R-CG

Remarks

Pub Rmks: Attention Developers and Builders! This is a rare chance to own an incredible property in the desirable Bowness community of Calgary. The expansive 65 ft x 200 ft lot at 8827 33 Ave NW backs onto its own private forest, offering a serene and natural setting with true countryside vibes right in the city. The existing 3-bedroom ranch-style bungalow features a newer high-efficiency furnace, updated shingles (2015), an updated bathroom, and a large kitchen with a cozy eat-in nook. The

sunny south-facing deck overlooks a mature, treed backyard, perfect for enjoying the outdoors in your own space. This prime location is just blocks from Bowness Park and the Bow River, with quick access to Canada Olympic Park & Winsport for year-round activities. The newly completed Ring Road makes trips to the Rocky Mountains a breeze, and being outside of the flood zone adds major appeal. Opportunities like this don't come up often—call today to book your showing!

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











