

# \$600,000 - 8124 33 Avenue Nw, Calgary

MLS® #A2253139

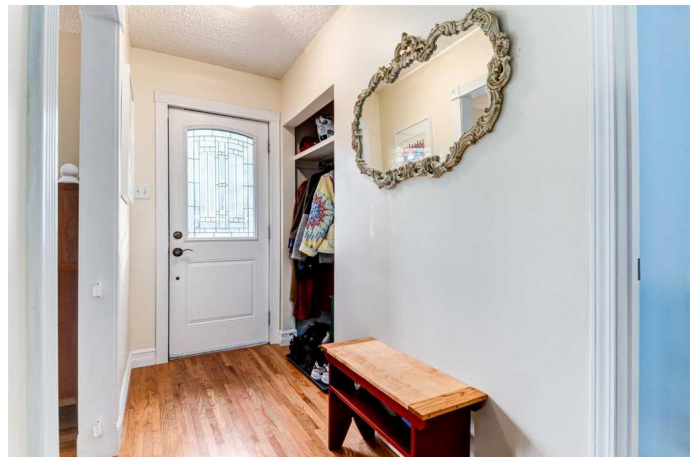
**\$600,000**

3 Bedroom, 2.00 Bathroom, 1,160 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

If we are talking "Curb Appeal" this one just won the contest! Gorgeous three bedroom, one and half bath bungalow on 33 Ave NW in the increasingly popular community of Bowness. I'm going to predict this one may not last long - change your plans and have your Realtor book a showing. The classic floorplan starts with a large living room with bay window and hardwood flooring. You will love the look of the remodelled kitchen with its butcher block counters, farmhouse sink and backsplash. Stainless Steel appliances and laminate flooring enhance the look and feel of this large, bright space. Two good sized bedrooms plus the main bedroom with an oversized closet and best of all - doors to your beautiful backyard. Laundry is on the main floor. Finished basement with recessed lighting allows for cozy winter nights. Lovely yard complete with deck and detached single garage plus extra parking. Notable features would be haskap, Saskatoon and raspberry bushes plus five columnar apple trees. Come and see for yourself if this super cute home might just be the one you are seeking.



Built in 1963

## Essential Information

MLS® # A2253139

Price \$600,000

Bedrooms 3

|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,160       |
| Acres          | 0.14        |
| Year Built     | 1963        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8124 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1L8           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | See Remarks                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                   |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle                 |
| Construction      | Vinyl Siding                    |
| Foundation        | Block                           |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 5                   |
| Zoning         | R-CG                |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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