

# \$1,099,900 - 8131 33 Avenue Nw, Calgary

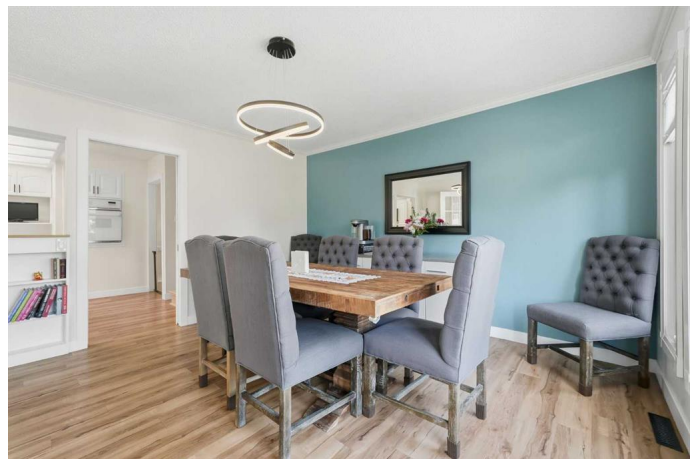
MLS® #A2263753

**\$1,099,900**

5 Bedroom, 4.00 Bathroom, 1,801 sqft  
Residential on 0.43 Acres

Bowness, Calgary, Alberta

A secluded, wooded sanctuary in historic Bowness, situated on a massive 62'x300' lot backing onto a serene arboreal area. This beautifully updated 3+2 bedroom home in a picture perfect setting offers over 1800 sq ft plus a fully renovated basement. The main level presents new luxury vinyl plank flooring, showcasing a spacious dining area with ample space to host family & friends while the living room is anchored by a beautifully tiled wood burning fireplace. The bright kitchen has been refreshed with professionally painted cabinets & affords plenty of counter & storage space. A tranquil solarium with foam flooring, new patio door & electrical outlets brings the outdoors in & provides the ideal space to relax on chillier days. The second level with new flooring in bedrooms & bathrooms hosts 3 bedrooms & a newly renovated 4 piece bath. The very spacious primary bedroom has been completely remodelled & boasts a private balcony, cozy fireplace, loads of closet space & luxurious 5 piece ensuite with dual sinks, oversized freestanding soaker tub & rejuvenating steam shower. A completely renovated basement features Sonopan soundproofing panels, a large recreation/media room, 2 additional bedrooms, a 4 piece bath, laundry facilities & plenty of storage space. Other notable features include central air conditioning, refinished driveway & front walkway, Gemstone lighting, all new exterior doors & triple pane windows. Outside,



revel in a secluded, southwest wooded back yard haven with deck & stone pathway leading up to a multiple seating areas. This distinctive home is located close to Bowness Park, Bow River pathways, Winsport, shopping, the Calgary Farmer’s Market West, schools, public transit & has easy access to 16th Avenue/TransCanada Highway, Stoney Trail & Bowness Road.

Built in 1960

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263753    |
| Price          | \$1,099,900 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,801       |
| Acres          | 0.43        |
| Year Built     | 1960        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8131 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1L5           |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, Oversized, Tandem |
| # of Garages   | 2                                         |

## Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Recessed Lighting, Soaking Tub                            |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                          |
| Fireplaces        | Gas, Wood Burning                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                             |

## Exterior

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Entrance, Private Yard                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                                    |
| Construction      | Brick, Stucco, Wood Frame                                                                                                          |
| Foundation        | Poured Concrete                                                                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 24                 |
| Zoning         | R-CG               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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