

# \$895,000 - 8951 33 Avenue Nw, Calgary

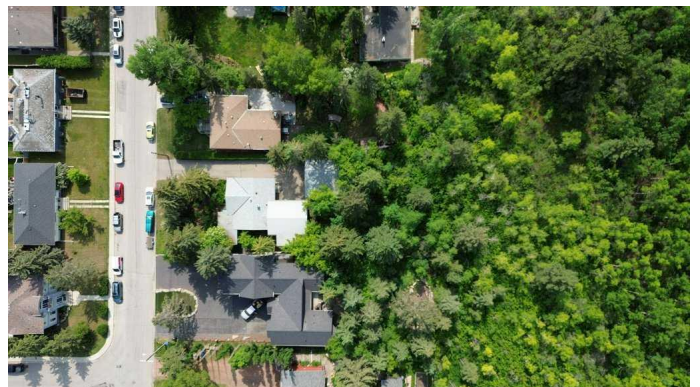
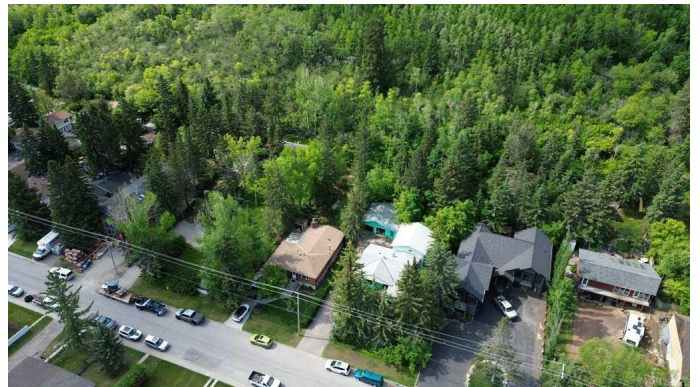
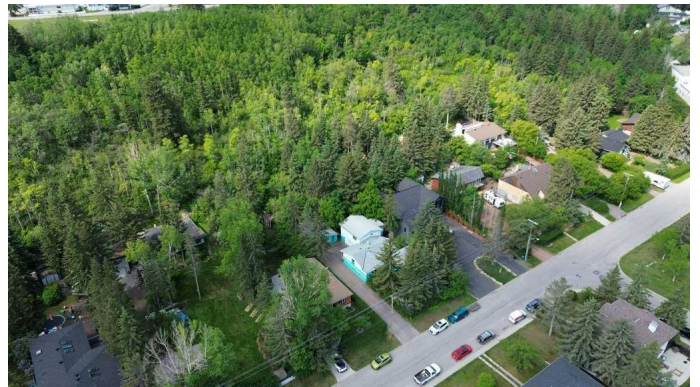
MLS® #A2231875

**\$895,000**

3 Bedroom, 1.00 Bathroom, 1,712 sqft  
Residential on 0.32 Acres

Bowness, Calgary, Alberta

Discover a rare and exciting opportunity in the heart of West Bowness! This 70' x 200' property offers incredible development potential in one of Calgary's most unique and evolving communities. Tucked away on a quiet street and backing onto a serene, forested escarpment, this expansive lot provides a peaceful, private setting surrounded by mature trees and natural beauty. Whether you're looking to build your dream home, subdivide, or explore future development possibilities, this lot is the ideal canvas. With direct access to nature right in your backyard, it offers a one-of-a-kind retreat-like setting in the city. The oversized parking pad and detached garage offer excellent functionality, while the existing home could be updated or removed to make way for your vision. The location is unbeatable—just minutes from Bowness Park, Bowmont Park, and Winsport (C.O.P), where outdoor adventure awaits year-round. The brand-new Calgary Farmers' Market is also close by, offering local produce, artisan goods, and a vibrant community hub. Commuting is a breeze with quick access to Highway 1 and the future Green Line LRT nearby. This is your chance to secure an exceptional piece of land in a neighborhood full of character, history, and promise. Whether you're a developer, investor, or someone with big dreams, this lot represents a truly rare find. Come see the possibilities for yourself!



Built in 1957

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2231875          |
| Price          | \$895,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,712             |
| Acres          | 0.32              |
| Year Built     | 1957              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8951 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1M2           |

## Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 2                                                  |
| Parking        | Double Garage Detached, Driveway, Other, Oversized |
| # of Garages   | 2                                                  |

## Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Laminate Counters, Storage     |
| Appliances        | Dishwasher, Electric Cooktop, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Living Room, Mantle, Stone, Wood Burning               |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

**Exterior**

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | Private Yard                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Rectangular Lot |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stucco, Wood Frame                                       |
| Foundation        | Poured Concrete, Block                                   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 14              |
| Zoning         | R-CG            |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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