

\$719,900 - 8931 33 Avenue Nw, Calgary

MLS® #A2172717

\$719,900

4 Bedroom, 2.00 Bathroom, 1,616 sqft

Residential on 0.22 Acres

Bowness, Calgary, Alberta

Pride of ownership is evident in this beautifully maintained 1,638 sq ft bungalow, nestled in a hidden enclave of West Bowness. Backing onto a serene, tree-filled natural reserve, this sprawling ranch-style home offers 3 spacious bedrooms plus a versatile den, situated on a stunning 200 ft deep, south-facing lot. The impeccably landscaped yard, complete with mature trees and manicured gardens, provides a private retreat perfect for year-round enjoyment. Inside, the home boasts a large country kitchen with a center island, stainless steel appliances, and an adjoining dining room, ideal for family gatherings and entertaining. A bright and inviting family room at the rear of the home offers views of the lush backyard, creating a cozy space to relax. Located just blocks from Bowness Park, residents have access to scenic walking paths, including trails through the largest Douglas Fir stand in southern Alberta and along the river (not in a flood zone). With quick access to the mountains and nearby parks, this home is a nature lover's dream. Offering the convenience of single-level living and situated in a peaceful, family-friendly neighborhood, this property presents incredible value and a rare opportunity to own a piece of tranquility in highly desirable West Bowness. Don't miss out on this exceptional offering!

Built in 1955

Essential Information



MLS® #	A2172717
Price	\$719,900
Sold Price	\$665,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,616
Acres	0.22
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8931 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1M2

Amenities

Parking Spaces	3
Parking	Off Street, Stall

Interior

Interior Features	Vinyl Windows, Kitchen Island, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Refrigerator, Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Metal Siding

Foundation Block

Additional Information

Date Listed October 11th, 2024
Date Sold November 17th, 2024
Days on Market 37
Zoning R-CG
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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