



**8536 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2297896**



**\$899,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	991 sq.ft.	<b>Age:</b>	1958 (68 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** 3-TV Wall mounts, Shed, Hot Tub

Welcome to this stunning, completely renovated bungalow in the heart of the historic Bowness community, where modern luxury meets classic charm. Every inch of this home has been meticulously updated, featuring all-new windows that flood the open-concept main floor with natural light. Durable luxury vinyl plank flooring flows seamlessly through the living area, where you can relax by the sleek electric fireplace or enjoy the climate-controlled comfort of the wall-mounted air conditioning. The chef-inspired kitchen is a true centerpiece, boasting gleaming quartz countertops, premium stainless steel appliances, and a large kitchen island with a functional breakfast bar. The primary retreat offers a private sanctuary complete with a spacious walk-in closet and a spa-like four-piece ensuite featuring double sinks and a custom glass-enclosed shower. A second well-appointed bedroom and an additional four-piece bathroom complete the main level. Efficiency and peace of mind are built into the bones of this home, which features an upgraded electrical panel, an on-demand hot water system, and a high-efficiency furnace. The fully developed lower level is designed for entertaining, offering a massive great room anchored by a cozy wood-burning fireplace and a stylish wet bar. Two additional bedrooms and another four-piece bathroom downstairs provide ample space for guests or a growing family. The outdoor living space is equally impressive, situated on a huge lot that includes a relaxing hot tub and plenty of room for summer gatherings. Car enthusiasts and hobbyists will love the oversized heated garage, supplemented by dedicated RV parking at the rear. Located just moments away from Bowness Park, the Bow River walking trails, and Winsport (COP), this home provides easy access to 16th Avenue, public transit, local schools, and boutique shops. This is a rare

opportunity to own a turn-key masterpiece in one of Calgary's most vibrant Northwest neighborhoods. Call today for your personal viewing.