



**8812 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2299699**



**\$1,495,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,678 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NONE

Welcome to 8812 33 Avenue NW, a brand-new luxury home by Platinum Build Homes, designed by Maxime Chin Designs, located on a wide lot in the sought-after community of Bowness. Offering nearly 3,800 sq ft of developed living space, this thoughtfully designed residence combines modern elegance with functional family living. The main floor features 10 ft ceilings and a bright, open-concept layout. A front office with custom built-ins sits behind French doors, while a stylish powder room adds a designer touch. The living room is anchored by a feature fireplace and large windows overlooking the private backyard and deck. The chef-inspired kitchen showcases white oak cabinetry, a quartz island, premium appliances, and a butler’s pantry, seamlessly connecting to a mudroom with additional built-ins. Upstairs, the primary suite offers a vaulted ceiling, a walk-in closet, and a spa-like 6-piece ensuite complete with a soaker tub and steam shower. Two additional bedrooms share a 5-piece bathroom, and a bonus room and upper-level laundry provide added convenience. The fully finished basement is ideal for entertaining and everyday living, featuring a spacious recreation room with a wet bar, a home gym, two additional bedrooms, a 4-piece bathroom, and an extra powder room. Additional highlights include dual furnaces, ceiling speakers, and a built-in security system. Enjoy a prime location just minutes from the Bow River pathways, Bowness Park, schools, and downtown Calgary. Backed by Alberta New Home Warranty, this move-in-ready home offers an exceptional opportunity to own a high-quality new build in a vibrant inner-city community.