



8003 33 Avenue NW
Calgary, Alberta

MLS # A2304742



\$1,250,000

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,118 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.59 Acre		
Lot Feat:	Backs on to Park/Green Space, Many Trees, No Neighbours Behind, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

ANOTHER BOWNESS GEM THAT WON'T LAST LONG! Set on an expansive over 25,000 sq. ft. treed lot backing onto nature, this exceptional property offers a rare opportunity in sought-after Bowness. Extensively renovated home with approximately \$80,000 in upgrades including updated knockdown ceilings, fresh paint, new baseboards, and modern lighting with pot lights throughout. 15-foot ceilings, a stunning floor-to-ceiling front window, and a cozy wood-burning fireplace. A formal dining area showcases beautiful backyard views, perfect for entertaining. The kitchen offers ample storage, a pantry, with easy access to a spacious mudroom and backyard deck. Refinished hardwood floors, new vinyl flooring, and an updated staircase enhance the interior. Added main floor office with glass doors and large window for natural light. Upstairs offers a loft, two bedrooms, and a primary retreat with renovated ensuite and private balcony. The fully finished basement includes a large rec room, fifth bedroom improved with egress window and closet, laundry room, additional storage, and fully upgraded bathroom. Enjoy multiple decks, a massive private yard with a powered treehouse, and exceptional parking with a long driveway, double garage, and RV space. Additional updates include select new windows, electrical and plumbing improvements, new doors, added storage, and a new fire/smoke alarm system. All work completed with proper permits.