

8520 33 Avenue NW  
Calgary, Alberta

MLS # A2289737



## \$829,900

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	942 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private		

<b>Heating:</b>	Central, Electric, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Concrete, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

Welcome to this exceptional new-build semi-detached home in the heart of Bowness, one of Calgary's most charming and established communities. Thoughtfully designed with versatility and investment potential in mind, this stunning property offers a basement legal suite and an unbeatable opportunity. The main level features a bright, open-concept layout with soaring vaulted ceilings that create an airy, sophisticated atmosphere. The beautifully appointed kitchen showcases high-end appliances, modern finishes, and generous counter space, perfect for entertaining or everyday living. With 2 spacious bedrooms and a full bath and a powder room on the main floor, this level is ideal for small families, professionals, or downsizers seeking stylish single-level living. Downstairs, you'll find a 2-bedroom basement legal suite complete with its own high ceilings, a fireplace and its own private patio, a rare and highly desirable feature. Whether you're an investor looking for strong rental potential or a homeowner wanting a mortgage helper, this lower level adds incredible flexibility and value. Outside, enjoy a good-sized backyard and a deck perfect for summer gatherings, pets, or gardening, along with a detached double car garage for added convenience and storage. Located just minutes from Canada Olympic Park, residents enjoy year-round recreation including skiing, biking, and outdoor activities. Bowness is beloved for its mature tree-lined streets, strong community feel, proximity to the Bow River pathways, parks, schools, and easy access to downtown and the mountains. This home is perfectly suited for Investors seeking excellent rental income potential, first-time buyers looking for a mortgage helper, families wanting space and flexibility and downsizers who appreciate modern design in a mature neighbourhood. Modern living. Income potential.

Established community charm.