

# \$895,000 - 8951 33 Avenue Nw, Calgary

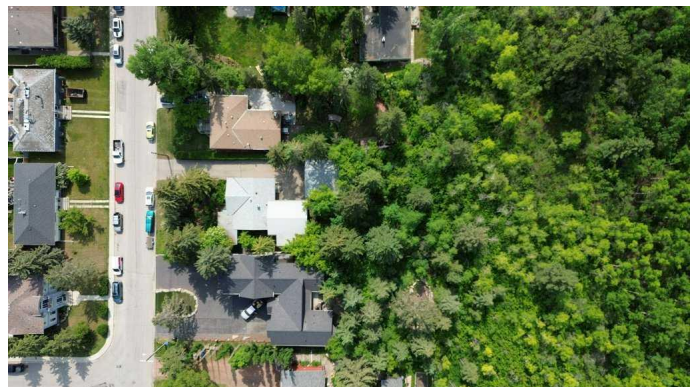
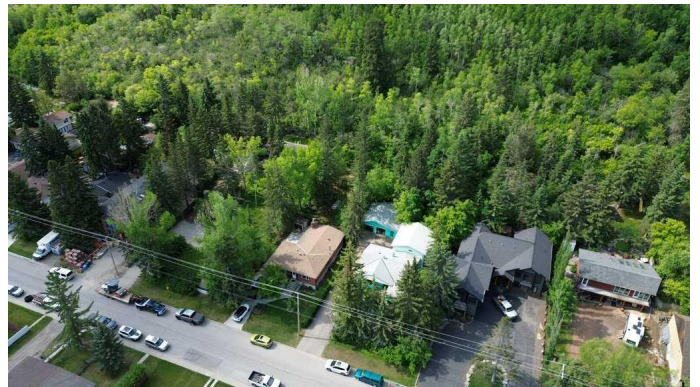
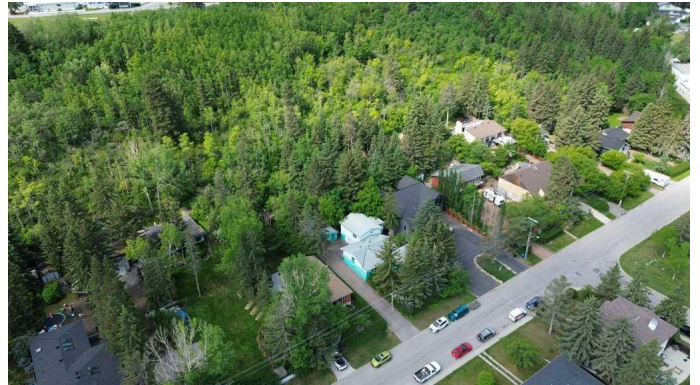
MLS® #A2231875

**\$895,000**

3 Bedroom, 1.00 Bathroom, 1,712 sqft  
Residential on 0.32 Acres

Bowness, Calgary, Alberta

Discover a rare and exciting opportunity in the heart of West Bowness! This 70' x 200' property offers incredible development potential in one of Calgary's most unique and evolving communities. Tucked away on a quiet street and backing onto a serene, forested escarpment, this expansive lot provides a peaceful, private setting surrounded by mature trees and natural beauty. Whether you're looking to build your dream home, subdivide, or explore future development possibilities, this lot is the ideal canvas. With direct access to nature right in your backyard, it offers a one-of-a-kind retreat-like setting in the city. The oversized parking pad and detached garage offer excellent functionality, while the existing home could be updated or removed to make way for your vision. The location is unbeatable—just minutes from Bowness Park, Bowmont Park, and Winsport (C.O.P), where outdoor adventure awaits year-round. The brand-new Calgary Farmers' Market is also close by, offering local produce, artisan goods, and a vibrant community hub. Commuting is a breeze with quick access to Highway 1 and the future Green Line LRT nearby. This is your chance to secure an exceptional piece of land in a neighborhood full of character, history, and promise. Whether you're a developer, investor, or someone with big dreams, this lot represents a truly rare find. Come see the possibilities for yourself!



Built in 1957

## Essential Information

MLS® #	A2231875
Price	\$895,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,712
Acres	0.32
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

## Community Information

Address	8951 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1M2

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Driveway, Other, Oversized
# of Garages	2

## Interior

Interior Features	Bar, Built-in Features, Laminate Counters, Storage
Appliances	Dishwasher, Electric Cooktop, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete, Block

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	12
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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