\$870,000 - 8951 33 Avenue Nw, Calgary

MLS® #A2231875

\$870,000

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 unbeatableâ€"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!







Essential Information

MLS® # A2231875 Price \$870,000

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, Oversized, Other

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 Block, Poured Concrete

Additional Information

Date Listed June 17th, 2025

Days on Market 53

Zoning R-CG

Listing Details

Listing Office RE/MAX iRealty Innovations

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