

# \$455,555 - 7825a 33 Avenue Nw, Calgary

MLS® #A2253693

## \$455,555

4 Bedroom, 2.00 Bathroom, 919 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

OPEN HOUSE: Saturday, September 6 and Sunday, September 7 from 2-4 pm. With over 1,660 sq ft of finished living space, this 4 bedroom, 2 bath home, comes with a southwest yard and no condo fees! Nicely updated and maintained, this home, has a fireplace and an eat in kitchen open to the dining area, and BBQ deck. You will love the 4 bedrooms, 2 full bathrooms and 2 washer and dryers, there is plenty of room for a large family or roommates. The lower flex space is bright and was planned for a future suite. The treed southwest back yard is perfect for large gatherings. Parking for 2 cars and room for a future garage. Well located, a short commute to downtown, Foothills Hospital, to Canada Olympic Park (COP), Bowness Park, the Rocky Mountains, schools and all services. Vacant possession available for October 1.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253693  |
| Price          | \$455,555 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 919       |
| Acres          | 0.07      |
| Year Built     | 1978      |



|          |                        |
|----------|------------------------|
| Type     | Residential            |
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7825a 33 Avenue Nw |
| Subdivision | Bowness            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3B 1L3            |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | High Ceilings, Open Floorplan         |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Central, Forced Air, Natural Gas      |
| Cooling           | None                                  |
| Fireplace         | Yes                                   |
| # of Fireplaces   | 1                                     |
| Fireplaces        | Wood Burning                          |
| Has Basement      | Yes                                   |
| Basement          | Finished, Full                        |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Storage                                                                              |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt                                                                                       |
| Construction      | Vinyl Siding                                                                                  |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 4                   |

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

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