

**8518 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2289839**



**\$799,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	940 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

An excellent opportunity to own a newly built, architecturally refined residence in the heart of Bowness, one of Calgary's most charming and sought-after communities. Thoughtfully designed with both elegance and versatility in mind, this semi-detached home seamlessly blends elevated modern living with outstanding income potential through its full two-bedroom basement legal suite. The main level is defined by dramatic sloped ceilings and an abundance of natural light, creating an airy, sophisticated atmosphere. At the heart of the home, a beautifully curated kitchen showcases premium appliances, sleek contemporary finishes, and refined detailing, a space perfectly suited for quiet mornings and effortless entertaining alike. Two well-appointed bedrooms and a stylish full bath and a powder room complete the main floor, offering comfort and functionality without compromising design. The full 2 bedroom walkup lower-level legal suite continues the home's elevated aesthetic, featuring rare high ceilings, a fireplace, a bright and thoughtfully designed layout, and a private patio that enhances its strong rental appeal. Whether for extended family, guests, or additional income, the flexibility is exceptional. Outside, a private backyard and detached double garage provide everyday convenience, while the location offers immediate access to river pathways, parks, and outdoor recreation. Just minutes from Canada Olympic Park, with quick connections to downtown Calgary and the mountains, this address delivers an unbeatable lifestyle balance. A rare combination of architectural design, income versatility, and location. This is modern living redefined.