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8518 33 Avenue NW
Calgary, Alberta

MLS # A2342280



$749,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	933 sq.ft.	**Age:**	2025 (1 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, High Ceilings, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: Basement Suite: Gas stove, fridge, dishwasher, microwave hood fan, washer, dryer

* SHOW HOME | SATURDAY, NOV. 14, 3-5PM * Architectural. Light-filled. Exceptionally versatile. Set in the heart of Bowness, this newly built semi-detached bungalow brings elevated modern design to one of northwest Calgary’s most connected and character-rich communities. With a striking exterior presence, dramatic roofline, and a rare legal two-bedroom lower suite, this home offers the kind of flexibility today’s buyers are searching for, whether for multi-generational living, long-term rental income, or a refined lock-and-leave lifestyle with added financial upside. Inside, the main level feels bright, polished, and beautifully composed. Vaulted ceilings create an immediate sense of volume, while oversized windows pull in natural light and give the home an airy, architectural feel. The open-concept living, dining, and kitchen area is designed with both everyday comfort and effortless entertaining in mind, anchored by clean contemporary finishes, sleek cabinetry, a gas range, premium appliances, and a thoughtful layout that maximizes function without sacrificing style. Two bedrooms on the main floor offer an ideal blend of privacy and practicality, including a serene primary retreat and a well-appointed secondary bedroom. A stylish full bathroom, powder room, main-level laundry, and dedicated mudroom add everyday convenience, while the warm modern palette keeps the entire home feeling fresh, elevated, and highly livable. The legal lower suite is a major standout. Designed with the same attention to detail as the main residence, it features two bedrooms, a full kitchen, private laundry, a bright living area, its own exterior walk-up entrance, and rare high ceilings that make the space feel open and inviting. A fireplace and private patio further elevate the suite, creating exceptional appeal for tenants, guests, or extended family.

Outside, the private fenced yard, deck, patio, low-maintenance landscaping, back lane access, and detached double garage complete the package with both comfort and convenience. Bowness continues to be one of Calgary’s most desirable lifestyle communities, loved for its access to the Bow River pathway system, Bowness Park, Shouldice Park, schools, shopping, local restaurants, and everyday amenities. With quick connections to Canada Olympic Park, downtown Calgary, and the mountains, this location delivers the perfect balance of urban access and west-side recreation. A rare opportunity to own a newly built Bowness infill with architectural impact, a legal suite, and exceptional lifestyle appeal.

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