

\$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

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 with high ceilings. A secondary suite would be subject to approval by the city. The treed southwest back yard is perfect for large gatherings. Parking for 2 cars. 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, Gravel Driveway

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	Living Room, Wood Burning, Outside
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	Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	6
Zoning	R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.