

# \$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	1

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

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