

# \$869,900 - 7943 33 Avenue Nw, Calgary

MLS® #A2209103

**\$869,900**

3 Bedroom, 4.00 Bathroom, 1,892 sqft  
Residential on 0.33 Acres

Bowness, Calgary, Alberta

I am absolutely honoured to present this long-term, family-owned property that is hitting the market for the very first time. It sits on a massive 48x300FT southwest-facing lot backing onto a natural escarpment/wooded reserve. This is one of Northwest Calgary's premier properties and you'll feel it when you walk through the amazing, park-like backyard, which offers a true sense of peace and tranquility. The home itself has been lovingly maintained and added onto over the years giving it some good square footage and features 2 bedrooms on the upper level, including a very large primary bedroom with an upper balcony that overlooks the beautiful backyard. The kitchen features nice views of the front landscaped yard thru a bay window, a well-lit dining room that fills the kitchen each morning with sunlight, a main floor den, powder room, and a very large living room with access to the back deck via patio doors. The basement features a large recreation room that is open and could accommodate a range of activities. It also includes another bedroom with ensuite bathroom, a laundry room, and tonnes of storage space. The front driveway can accommodate several vehicles if need be and includes one spot acting as a covered carport, leading to the single detached garage. For any yard or garden hobby/enthusiast, this is the one you've been waiting for! There are so many nice yard ornaments already like the wooden swing & park bench, walkways with pergola's, firepit sitting area, a large deck with



gas BBQ line, several perennials, and incredible garden beds with it's own sprinkler system set-up on the upper tier of the yard that gets drenched in sunlight with the south exposure. This is one of the better lots on 33 avenue as the hill is more gradual, which offers an abundance of sunlight, perfect for kids, pets and/or simply enjoying your property. Excellent location as you are a short bike ride to Bowness Park, Shouldice Park, several schools close by and close to C.O.P., Calgary's new Farmer's Market, Bow River Shopping Centre, and great access to the #1 highway and Stoney Trail. Call your favorite realtor today to view this true treasure.

Built in 1968

### **Essential Information**

MLS® #	A2209103
Price	\$869,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,892
Acres	0.33
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

### **Community Information**

Address	7943 33 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1L5

## Amenities

Parking Spaces	4
Parking	Driveway, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bookcases, Jetted Tub, Soaking Tub
Appliances	Dishwasher, Freezer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Free Standing, Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Garden, Gentle Sloping, Interior Lot, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot, Environmental Reserve, Steep Slope, Sloped Up
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Block, Wood

## Additional Information

Date Listed	April 9th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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