

8518 33 Avenue Calgary Alberta

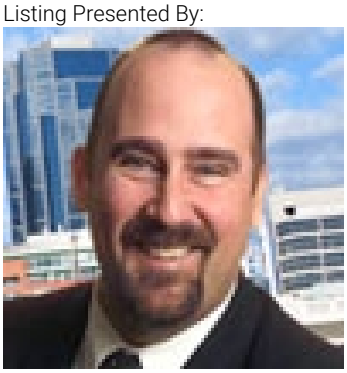
$749,900

* 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, de...

Family room 12.50 Ft x 18.83 Ft
Kitchen 14.92 Ft x 6.92 Ft
Bedroom 9.83 Ft x 11.50 Ft
4pc Bathroom 9.00 Ft x 4.83 Ft
Furnace 6.92 Ft x 8.42 Ft
Bedroom 14.25 Ft x 10.08 Ft

Dining room 6.50 Ft x 8.83 Ft
Kitchen 15.50 Ft x 10.00 Ft
Other 12.17 Ft x 3.83 Ft
2pc Bathroom 4.92 Ft x 6.33 Ft
Bedroom 13.17 Ft x 10.92 Ft
4pc Bathroom 4.92 Ft x 9.50 Ft

Listing Presented By:



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Living room 12.75 Ft x 13.42 Ft

Primary Bedroom 11.83 Ft x 13.58 Ft