

8916 33 Avenue Calgary Alberta

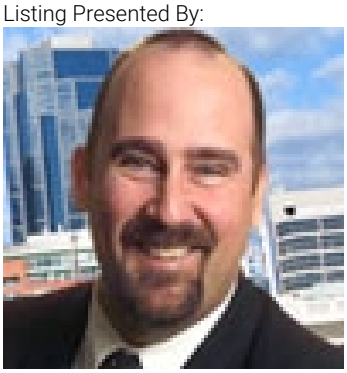
$824,900

Welcome to a rare & refined opportunity on one of Bowness' most coveted streets. Perfectly positioned along prestigious 33 Ave NW, this architecturally striking residence by Holt YYC Custom Homes offers an exceptional blend of modern design, quality craftsmanship, and an unbeatable inner city lifestyle. Just a five minute walk to Bowness Park & the Bow River pathway system, this home places nature, recreation, and city living within easy reach. This boutique tri-plex development is an ATTACHED SINGLE FAMILY HOME, NOT a townhome, meaning you own your land and there are no condo fees. It is similar to a traditional single family attached duplex but with three individual homes instead of two. Every detail reflects the design driven philosophy of Holt YYC Custom Homes, a Calgary based builder known for thoughtfully crafted homes and renovations that enhance the surrounding community. The project was personally overseen from concept to completion, ensuring exceptional attention to detail and superior construction quality. Inside, the home offers over 2,400 sq.ft. of finished living space with 3 bedrooms above grade & a 4th bedroom in the basement with large sunshine windows, along with 3.5 bathrooms. The main floor features flexible living with interchangeable dining, living, and den spaces, a custom fireplace, full height cabinetry, quartz counter-tops, stainless appliances, and luxury hard surface flooring throughout main/upper levels. The primary suite includes a private patio & spa inspired ensuite with walk-in shower and freestanding tub. The lower level includes a custom designed bar & spacious media room, ideal for entertaining. Large windows throughout the home fill the space with natural light, enhancing the modern & refined interior design. The exterior offers a generous backyard with a full custom deck and strong separation from neighbouring homes. Additional...

Recreational, Games room 18.08 Ft x 15.25 Ft
Other 5.67 Ft x 2.25 Ft
Bedroom 10.92 Ft x 9.58 Ft
Other 5.67 Ft x 4.33 Ft
3pc Bathroom 7.92 Ft x 5.67 Ft
Furnace 12.50 Ft x 8.17 Ft

Living room 12.33 Ft x 8.58 Ft
2pc Bathroom 6.50 Ft x 4.92 Ft
Foyer 8.00 Ft x 6.00 Ft
Other 6.42 Ft x 4.42 Ft
Primary Bedroom 11.83 Ft x 11.08 Ft
Other 6.58 Ft x 4.17 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Storage 10.58 Ft x 4.08 Ft

Storage 8.50 Ft x 3.67 Ft

Kitchen 18.92 Ft x 8.92 Ft

Dining room 12.17 Ft x 10.58 Ft

5pc Bathroom 16.83 Ft x 7.33 Ft

Bedroom 15.83 Ft x 10.58 Ft

Bedroom 8.83 Ft x 9.75 Ft