

9011 33 Avenue NW
Calgary, Alberta

MLS # A2331189



\$1,250,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Green Roof, Membrane, Other	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Hoodfan, Garburator, Washer & Dryer, All window coverings, Garage door opener (with remote), Storage Shed, Alarm camera's (no contract), Doorbell

Welcome to one of West Bowness' most unique opportunities! Situated on an extraordinary 72.5 x 300 ft (over $\frac{1}{12}$ acre) lot backing onto a mature-treed escarpment, just one block from the entrance to Bowness Park, this beautifully renovated home offers an exceptional lifestyle today with incredible potential for tomorrow. Enjoy immediate access to the Bow River pathway system, Bowness Park, Bowmont Park, Baker Park, and endless walking and cycling trails right from your front door. Thoughtfully renovated throughout, the home showcases a warm mountain-inspired design with a true "cabin in the woods" atmosphere. The open-concept main floor is flooded with natural light from oversized windows and features rustic hardwood flooring, granite countertops, soft-close cabinetry with oversized drawers, a large walk-in pantry, tiled front entry with custom built-in storage, and a stunning vaulted living room centred around a floor-to-ceiling stone wood-burning fireplace. The spacious primary retreat offers a large walk-in closet leading to a spa-inspired ensuite featuring a full body spray shower system, rain shower head, and rough-in for a future steam shower. The second upstairs bedroom is perfectly suited as a home office or guest room with a stylish barn door, built-in Murphy bed, and large picture window. The fully developed walkout basement offers two additional generous bedrooms, a full bathroom, and a large recreation room complete with a custom sports training wall—ideal for hockey, baseball, soccer, ringette, golf, or year-round athletic practice. Outside, the property is nothing short of spectacular. The expansive yard features mature trees, perennial gardens, fruit trees, raised garden beds, multiple outdoor entertaining spaces, a sports court type area, and an upper patio complete with a propane fire table. The oversized attached

garage includes a dedicated workshop area, abundant storage, 220V wiring, and a newer garage door (approximately one year old). The home was also extensively reinsulated during the renovation for improved comfort and efficiency. Whether you're searching for a move-in-ready home on one of Calgary's largest residential lots, room for future expansion, or the ideal location to eventually build your dream estate, opportunities like this are exceptionally rare. Surrounded by nature yet only minutes from downtown, schools, shopping, and all amenities, this is West Bowness living at its finest. Contact your favourite REALTOR® today to arrange your private showing.