

# \$1,599,000 - 8812 33 Avenue Nw, Calgary

MLS® #A2211131

**\$1,599,000**

5 Bedroom, 5.00 Bathroom, 2,730 sqft

Residential on 0.11 Acres

Bowness, Calgary, Alberta

Secure a rare Pre-Construction gem in Calgary's prestigious Bowness, ready October 2025. This 3,800 sq ft (2,730 sq ft above grade) masterpiece by Platinum Build Homes, with interiors by Maxime Chin Interiors, offers 5 bedrooms, 3 full baths, and 2 half baths, blending luxury and craftsmanship on a serene street.

Enter a grand foyer with 10 ft ceilings flowing through the main floor. The chef's kitchen boasts white oak cabinetry, quartz island, premium appliances, and a butler's pantry. The great room features a gas fireplace and opens to a spacious deck. It comes with a detached triple garage, with a private office completing the main level.

Upstairs, the primary suite offers a vaulted ceiling, walk-in closet, and a 6-piece ensuite with soaker tub and steam shower. Two bedrooms share a 5-piece bath, plus a bonus room and laundry. The finished basement includes a rec room with wet bar, gym, two bedrooms, a 4-piece bath., an another powder room. Enjoy dual furnaces, security system, ceiling speakers, and a landscaped lot. Steps from Bow River pathways, Bowness Park, schools, and downtown, this home offers unmatched convenience. With a 2-year builder warranty, seize this chance to customize your dream home. Contact us today!

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211131    |
| Price          | \$1,599,000 |
| Bedrooms       | 5           |
| Bathrooms      | 5.00        |
| Full Baths     | 3           |
| Half Baths     | 2           |
| Square Footage | 2,730       |
| Acres          | 0.11        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 8812 33 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1M5           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Pantry, Wet Bar, Bar, Chandelier, French Door |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Built-In Refrigerator                  |
| Heating           | Forced Air                                                                                  |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 1                                                                                           |
| Fireplaces        | Gas                                                                                         |
| Has Basement      | Yes                                                                                         |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Concrete, Stucco  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 15th, 2025  
Days on Market        57  
Zoning                    R-CG

**Listing Details**

Listing Office            Comox Realty

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