

# \$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 42  
Zoning R-CG

## Listing Details

Listing Office Comox Realty

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