



GRASSROOTS

REALTY GROUP

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1, 8916 33 Avenue NW
Calgary, Alberta

MLS # A2302440



\$869,900

Division:	Bowness		
Type:	Residential/Triplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,614 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Metal Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to a rare & refined opportunity on one of Bowness's 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 features include a detached double car garage, rough-in for air conditioning, a gas line for BBQ, and a durable exterior finished with Hardie board siding and corrugated metal accents. Located in the heart of Bowness, residents enjoy a vibrant community w/ access to a growing mix of local cafes, restaurants, and shops. With quick access to downtown and the mountains, this location offers an exceptional connected lifestyle. With only three homes in this exclusive development, opportunities like this are rare. Experience modern luxury in one of Calgary's most dynamic and beloved neighbourhoods. Finishing touches are underway as the unit is currently under construction. Photos are of the show suite (Unit 3) and reflect the same finishing standards as Units 1. Property taxes have not yet been established and lot size is to be verified. Interior finishing is expected to be completed within 4 - 6 weeks, with landscaping & fencing scheduled for completion by end of May. Units 1 is anticipated for occupancy btw mid June-mid July 2026.