



**GRASSROOTS**  
REALTY GROUP

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**8518 & 8520 33 Avenue NW**  
**Calgary, Alberta**

**MLS # A2303226**



**\$1,600,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Multi-Family/Full Duplex		
<b>Style:</b>	Attached-Side by Side		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	Quad or More Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Private, Views		

<b>Heating:</b>	Central, Fireplace(s), Forced Air, Natural Gas	<b>Bldg Name:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, Open Floorplan, Separate Entrance, Soaking Tub, Vaulted Ceiling(s)		

**Inclusions:** Dishwasher x4, Refrigerator x4, Gas Range x4, Washer/Dryer x4, Microwave Hood Fan x4

An exceptional investment opportunity in the heart of Bowness, one of Calgary's most desirable and evolving inner-city communities. This newly built full duplex property is purposefully designed as a turnkey income-generating asset, featuring two bedroom basement legal suites and two highly rentable upper units. The upper level units offer a well-designed, light-filled layout with modern finishes that appeal to quality tenants. Featuring two bedrooms, a full bathroom, and a powder room, along with a contemporary kitchen equipped with premium appliances, this space delivers both functionality and strong rental appeal. The self-contained two-bedroom legal basement suites include private entrances, high ceilings, fireplaces, and its own outdoor patio—features that are rarely found in comparable properties and significantly enhance tenant demand and rental value. The thoughtful design and separation between units support consistent occupancy and ease of management. Additional highlights include two detached double garages, providing added rental flexibility and potential for increased income. The property's low-maintenance, new construction offers peace of mind with minimal capital expenditure in the near term. Strategically located with quick access to downtown Calgary, major transit routes, parks, and recreational amenities, this property benefits from strong rental demand driven by both lifestyle and convenience. Proximity to Canada Olympic Park and the Bow River pathway system further enhances its long-term desirability. Ideal for investors seeking stable cash flow, future appreciation, and a high-quality asset in a growing community. This is a rare opportunity to secure a modern, income-producing property in a prime location.

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