

BOWNESS

6419B 33 AVENUE NW



THE **MCKELVIE** GROUP

CALGARY & AREA | REAL ESTATE

real
Real Broker

LISTING AGENTS

Rick Easthope - Realtor®

403-999-1397

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www.themckelviigroup.com



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www.themckelviigroup.com



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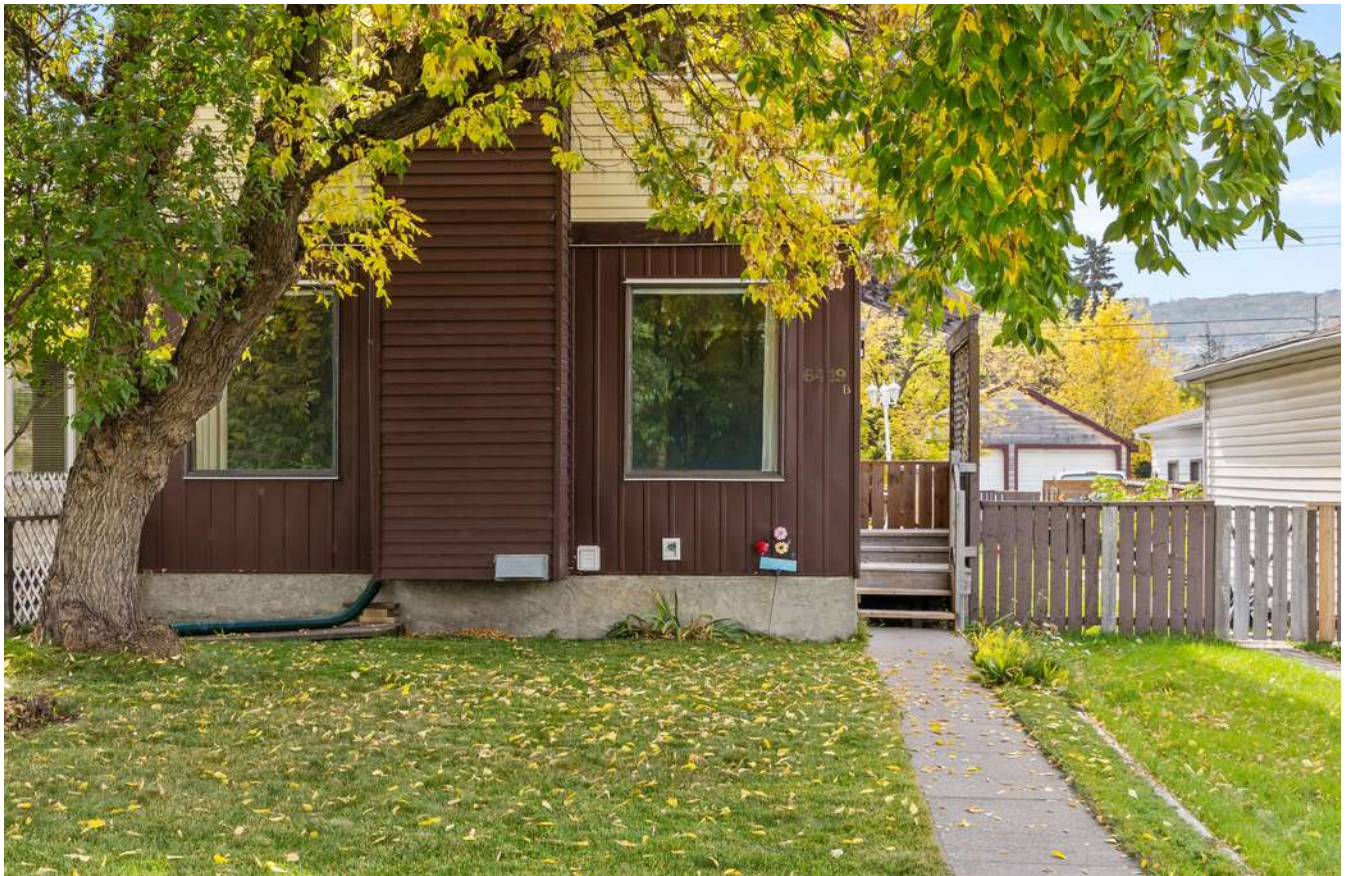
6419B 33 AVENUE NW

Welcome to 6419B 33 Avenue NW, a three-bedroom, two-and-a-half-bathroom semi-detached home in the beloved community of Bowness. Cherished by the same family for over 40 years, this home has been filled with laughter, family dinners, and a lifetime of memories, and it is now ready for its next chapter. Lovingly cared for and full of original 1970s character, it offers solid bones, important updates where they matter most, and a blank canvas to make it entirely your own. Add a sunny south-facing backyard and a rare oversized heated garage with a workshop shed, and you have a home with heart, space, and endless potential. Step inside to a bright living room with a convenient entry closet and a charming wood-burning fireplace, the perfect spot to gather on cool Calgary evenings. Continue past the stairs into the dining room, a space that has hosted countless celebrations, with direct access to the back deck for easy indoor-outdoor living. The kitchen includes a newer stainless steel fridge and stove, along with a portable dishwasher and microwave. A half bathroom with vanity sink completes the main floor. Upstairs are three bedrooms and a 3-piece bathroom. The primary bedroom offers a walk-in closet and its own vanity sink cabinet, a practical touch for busy mornings. The fully developed lower level adds valuable living space with a TV room, a 3-piece bathroom, and a flexible bonus room that could serve as a home office, fitness area, or hobby space. Laundry and a pantry sit alongside the utility room, which houses a newer electrical panel with expanded capacity, a newer furnace with central air conditioning, and a hot water tank from 2018 for peace of mind while you personalize the rest at your own pace. Storage under the stairs keeps everything organized. Step outside and discover the true highlight of this property. The private south-facing backyard features a wraparound deck with a SOJAG aluminum cover, offering shade and shelter for outdoor dining and relaxing. For the hobbyist, mechanic, or anyone who needs serious space, the oversized single garage is exceptional: 16' x 24' with a 9'9" interior ceiling, a 14' x 9' sectional overhead door, a steel overhead beam with trolley, 220V power at a sub panel, and a gas heater for year-round use. Adding versatility is a 10' x 10' wood-framed shed with a vaulted ceiling, fully insulated and wired with plugs and lighting, ready for a workshop, studio, or creative space. Beyond your front door, Bowness offers a true small-town feel within the city, with Bowness Park, the Bow River pathway system, and local shops and cafés along Bowness Road all close by. Quick access to the Trans-Canada Highway, Stoney Trail, and Canada Olympic Park makes commuting and weekend mountain escapes easy. Whether you are buying your first home, growing your family, or looking for the garage and workshop space you have always wanted, this is a place ready to be loved for its next chapter. Come see it and imagine the memories you will make here.

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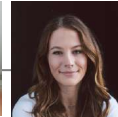
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6419B 33 Avenue NW Calgary, AB T3B 1K9

Residential

Active

[A2347965](#)

PD:

DOM: 0

LP: \$485,000.00

OP: \$485,000.00

Banner: *Your Next Chapter Starts in the Heart of Bowness.*



Class:	Semi Detached (Half Duplex)	City:	Calgary
County:	Calgary	Subdivision:	Bowness
Type:	Duplex	Ttl Beds:	3
Levels:	Two	F/H Bth:	2/1
Year Built:	1979	RMS SQFT:	1,202.82
LINC#:	0019219740	LP/SF:	\$403.22
Arch Style:	2 Storey, Attached-Side by Side	Suite:	No
# Beds on Main:	0	# EnSuites:	0
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Immediate	Lot Size:	3057 SF 284.00 SM
Lot Dim:		Lot Depth:	37.27 M 122.28'
Front Length:	7.62M 25' 0"	Lot:	17
Legal Desc:	5368FV;12;17	Condo:	No
Legal Pln:	5368FV	Blk:	12
Zoning:	R-CG	Tax Amt/Yr:	\$3,231.00/2026
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	S
Restrict:	None Known		

Recent Change: **09/25/2026 : NEW**

Public Remarks: Welcome to 6419B 33 Avenue NW, a three-bedroom, two-and-a-half-bathroom semi-detached home in the beloved community of Bowness. Cherished by the same family for over 40 years, this home has been filled with laughter, family dinners, and a lifetime of memories, and it is now ready for its next chapter. Lovingly cared for and full of original 1970s character, it offers solid bones, important updates where they matter most, and a blank canvas to make it entirely your own. Add a sunny south-facing backyard and a rare oversized heated garage with a workshop shed, and you have a home with heart, space, and endless potential. Step inside to a bright living room with a convenient entry closet and a charming wood-burning fireplace, the perfect spot to gather on cool Calgary evenings. Continue past the stairs into the dining room, a space that has hosted countless celebrations, with direct access to the back deck for easy indoor-outdoor living. The kitchen includes a newer stainless steel fridge and stove, along with a portable dishwasher and microwave. A half bathroom with vanity sink completes the main floor. Upstairs are three bedrooms and a 4-piece bathroom. The primary bedroom offers a walk-in closet and its own vanity sink cabinet, a practical touch for busy mornings. The fully developed lower level adds valuable living space with a TV room, a 3-piece bathroom, and a flexible bonus room that could serve as a home office, fitness area, or hobby space. Laundry and a pantry sit alongside the utility room, which houses a newer electrical panel with expanded capacity, a newer furnace with central air conditioning, and a hot water tank from 2018 for peace of mind while you personalize the rest at your own pace. Storage under the stairs keeps everything organized. Step outside and discover the true highlight of this property. The private south-facing backyard features a wraparound deck with a SOJAG aluminum cover, offering shade and shelter for outdoor dining and relaxing. For the hobbyist, mechanic, or anyone who needs serious space, the oversized single garage is exceptional: 16' x 24' with a 9'9" interior ceiling, a 14' x 9' sectional overhead door, a steel overhead beam with trolley, 220V power at a sub panel, and a gas heater for year-round use. Adding versatility is a wood-framed 10' x 10' shed with a vaulted ceiling, fully insulated and wired with plugs and lighting, ready for a workshop, studio, or creative space. Beyond your front door, Bowness offers a true small-town feel within the city, with Bowness Park, the Bow River pathway system, and local shops and cafés along Bowness Road all close by. Quick access to the Trans-Canada Highway, Stoney Trail, and Canada Olympic Park makes commuting and weekend mountain escapes easy. Whether you are buying your first home, growing your family, or looking for the garage and workshop space you have always wanted, this is a place ready to be loved for its next chapter. Come see it and imagine the memories you will make here.

Directions:

Rooms & Measurements

Baths:	1P	2P	3P	4P	5P	6P	Bed Abv: 3	Main: 55.84	Mtr2	601.09	SqFt
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 6	Upper: 55.90	Mtr2	601.73	SqFt
								Blw Grade: 52.39	Mtr2	563.96	SqFt
Garage Dims (L x W):						15' 4" x 23' 5"		Total AG: 111.74	Mtr2	1,202.82	SqFt

Property Information

Basement:	Full	Laundry Ft:	In Basement
Basement Dev:	Finished	Basement Ft:	None
Heating:	Central, Fireplace(s)	Cooling:	Central Air
Construction:	Vinyl Siding, Wood Frame	Fireplaces:	1/Decorative, Living Room, Wood Burning
Foundation:	Poured Concrete	Flooring:	Carpet, Linoleum
Exterior Feat:	Garden	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Deck, Front Porch
Reports:	None		
Warranty:	None		
Parking:	220 Volt Wiring, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Single Garage Detached	Total:	2
Features:	Storage		
Comm Feature:	Other, Park, Playground, Shopping Nearby, Sidewalks		
Lot Features:	Back Yard		
Goods Include:	N/A		
Appliances:	Electric Stove, Microwave, Portable Dishwasher, Refrigerator, Washer/Dryer		
Other Equip:	Garage Door Opener		
Goods Exclude:	Light fixture in living room.		
Outbuildings:	Shed		

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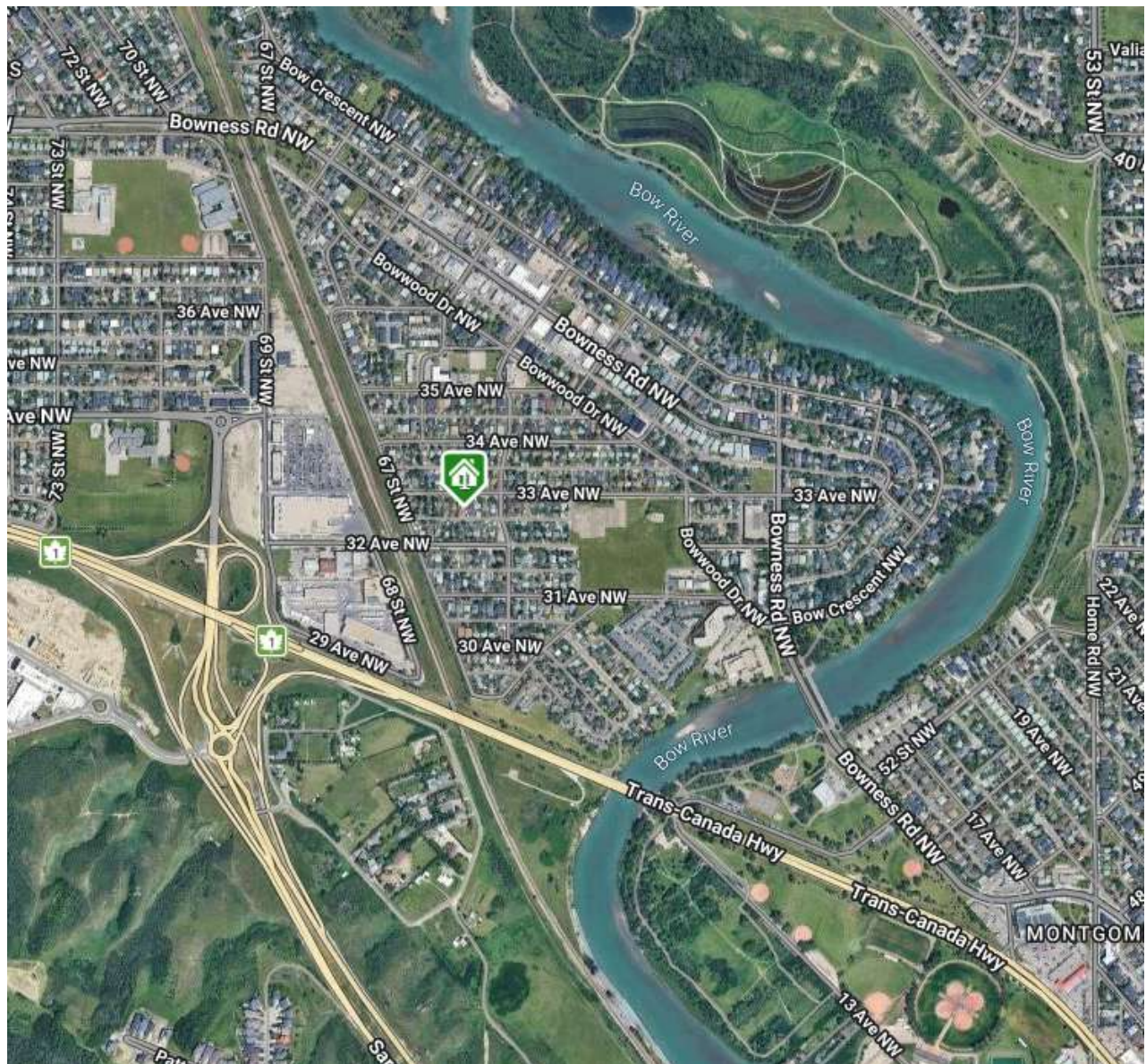
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Rooms

Type	Level	Dimensions		Type	Level	Dimensions	
2pc Bathroom	Main	7' 4" x 4' 8"	2.23M x 1.42M	Dining Room	Main	11' 7" x 10' 3"	3.53M x 3.12M
Kitchen	Main	7' 6" x 8' 7"	2.29M x 2.62M	Living Room	Main	19' 3" x 11' 11"	5.87M x 3.63M
4pc Bathroom	Upper	4' 8" x 11' 11"	1.42M x 3.63M	Bedroom	Upper	10' 6" x 11' 11"	3.20M x 3.63M
Bedroom	Upper	8' 3" x 11' 10"	2.51M x 3.61M	Bedroom - Primary	Upper	14' 5" x 10' 3"	4.40M x 3.12M
3pc Bathroom	BSMT	6' 7" x 4' 6"	2.01M x 1.37M	Bonus Room	BSMT	8' 0" x 14' 5"	2.44M x 4.40M
Den	BSMT	8' 0" x 9' 6"	2.44M x 2.90M	Game Room	BSMT	10' 4" x 11' 4"	3.15M x 3.45M
Furnace/Utility Roo	BSMT	10' 7" x 8' 6"	3.22M x 2.59M				

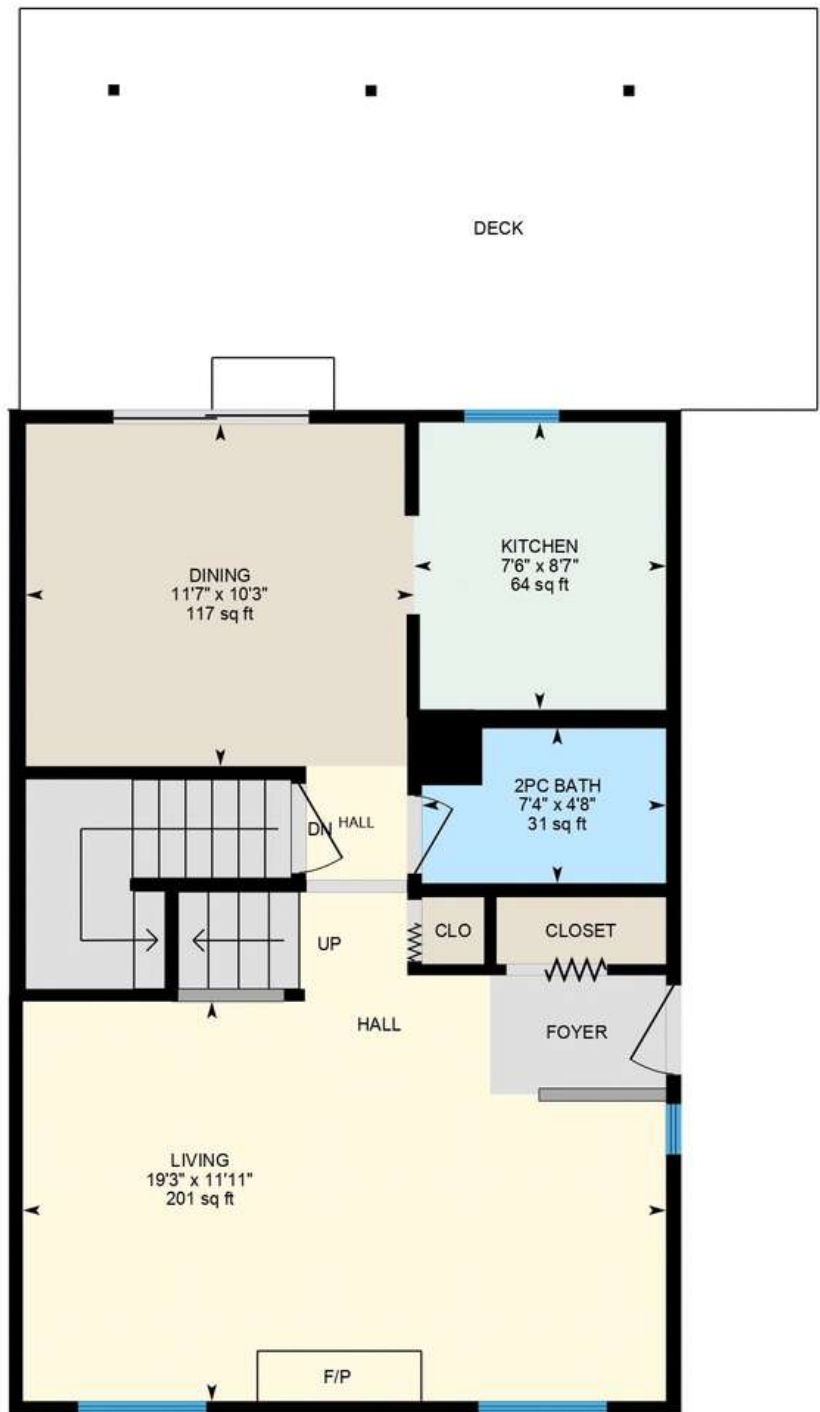


THE FLOOR PLAN

MAIN FLOOR:

EXTERIOR AREA:
601.09 SQ. FT.

INTERIOR AREA:
560.08 SQ. FT.



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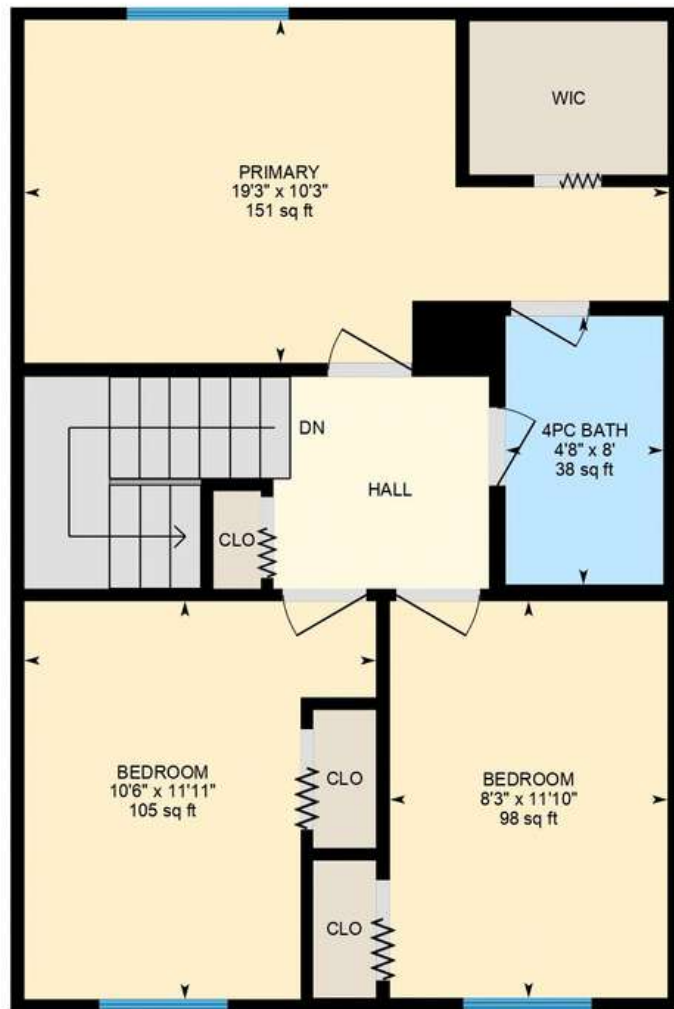
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THE FLOOR PLAN

SECOND FLOOR:

EXTERIOR AREA:
601.73 SQ. FT.

INTERIOR AREA:
560.64 SQ. FT.



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THE FLOOR PLAN

BASEMENT (BELOW GRADE):

EXTERIOR AREA:
563.96 SQ. FT.

INTERIOR AREA:
524.32 SQ. FT.



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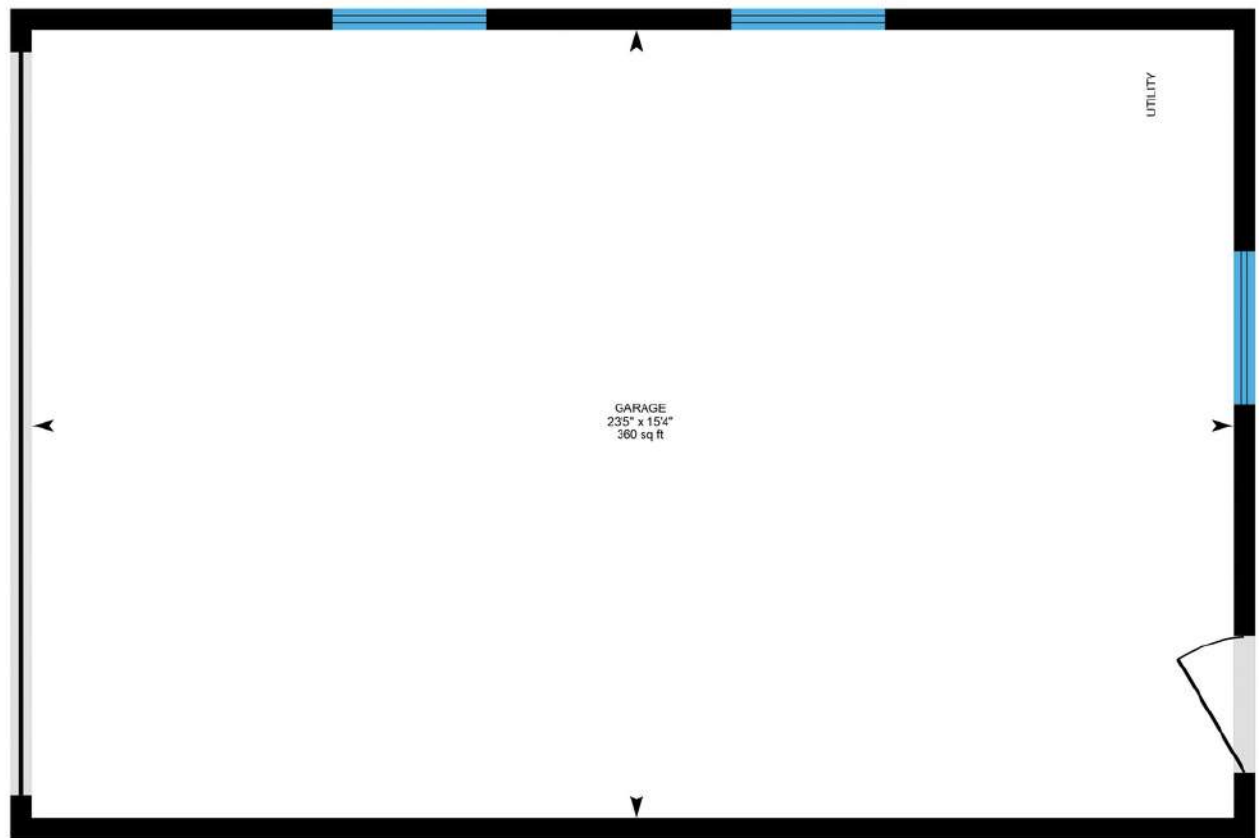
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THE FLOOR PLAN

DETACHED GARAGE:

EXCLUDED AREA: 393.34 SQ. FT.



0 2 4 ft



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ROOM DIMENSIONS

Main Building

MAIN FLOOR

2pc Bath: 7'4" x 4'8" | 31 sq ft
Dining: 11'7" x 10'3" | 117 sq ft
Kitchen: 7'6" x 8'7" | 64 sq ft
Living: 19'3" x 11'11" | 201 sq ft

2ND FLOOR

4pc Bath: 4'8" x 8' | 38 sq ft
Bedroom: 8'3" x 11'10" | 98 sq ft
Bedroom: 10'6" x 11'11" | 105 sq ft
Primary: 19'3" x 10'3" | 151 sq ft

BASEMENT

3pc Bath: 6'7" x 4'6" | 31 sq ft
Bonus: 8' x 14'5" | 112 sq ft
Den: 8' x 9'6" | 76 sq ft
Rec Room: 10'4" x 11'4" | 115 sq ft
Utility: 10'7" x 8'6" | 81 sq ft

Detached Garage

DETACHED GARAGE

Garage: 15'4" x 23'5" | 360 sq ft

Main Building

MAIN FLOOR

Interior Area: 560.08 sq ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 601.09 sq ft

2ND FLOOR

Interior Area: 560.64 sq ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 601.73 sq ft

BASEMENT (Below Grade)

Interior Area: 524.32 sq ft
Perimeter Wall Thickness: 5.0 in
Exterior Area: 563.96 sq ft

Detached Garage

DETACHED GARAGE

All space is excluded

Total Above Grade Floor Area, Main Building

Interior Area: 1120.72 sq ft
Exterior Area: 1202.82 sq ft

Total Above Grade Floor Area, Detached Garage

Excluded Area: 393.34 sq ft

ROOM MEASUREMENTS

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

FLOOR AREA INFORMATION

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

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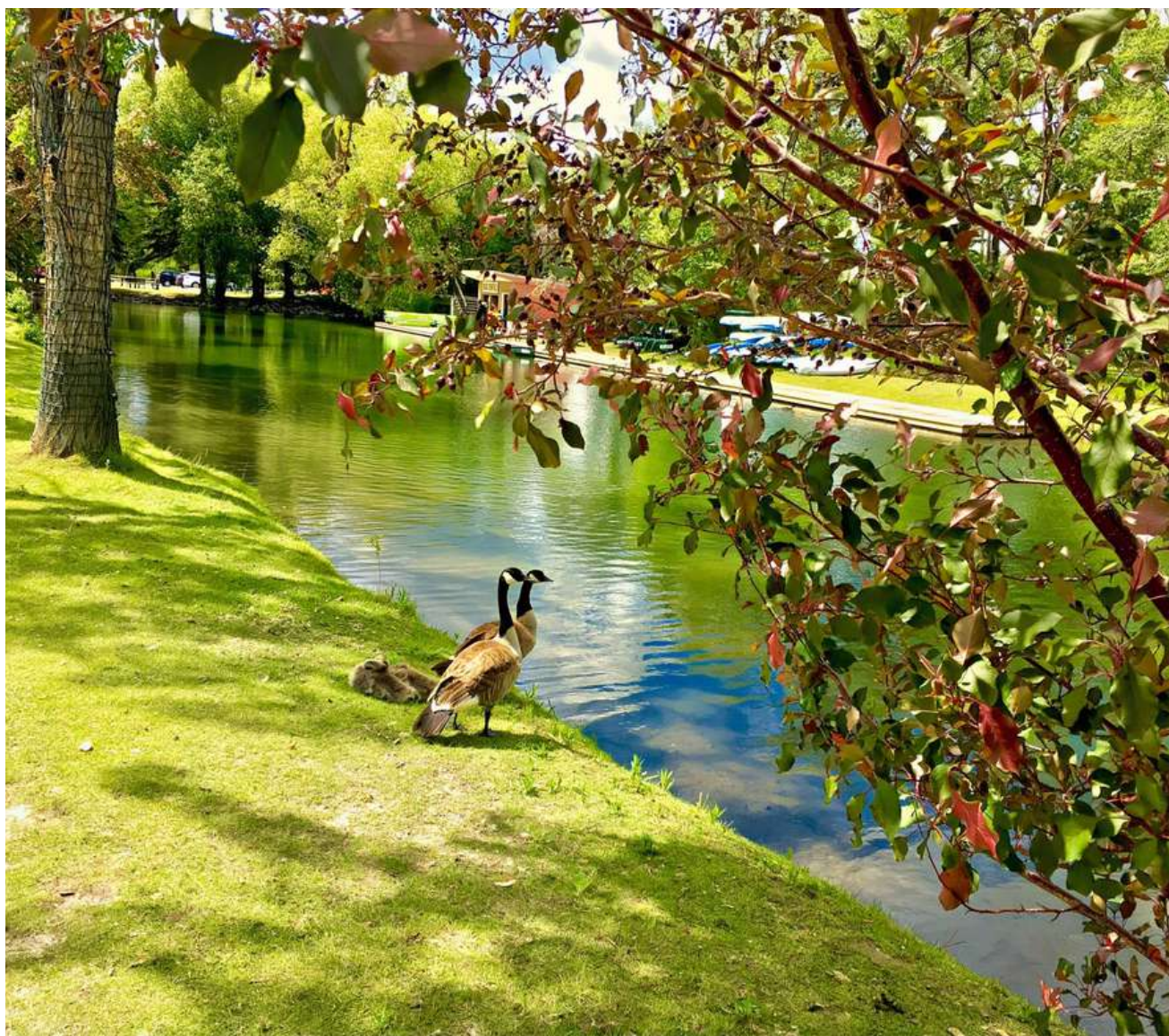








WE ♥ BOWNESS



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BOWNESS

WELCOME TO BOWNESS



Bowness is a neighbourhood and former town in west Calgary, Alberta, Canada. The former town was amalgamated into the City of Calgary in 1964. The neighbourhood is bordered by the Bow River to the north and east, 16 Avenue to the south, and Stoney Trail to the west. The neighbourhood of Montgomery, another former town amalgamated into the City of Calgary a year earlier in 1963, is located across the river to the east. On the northwest end of the community is one of Calgary's most popular parks, Bowness Park. The park sits between the Bow River and a lagoon, and is popular for picnics, summer sports, ice skating in the winter, and boating. It is also part of the city's large pedestrian pathway network. It is bordered by Edworthy Park to the southeast.

The Bowness Road NW main street is located in the community of Bowness, stretching from Bow Crescent to 60 Street NW. The community of Bowness was actually once a town until it was amalgamated by Calgary in 1963. The residents of Bowness, called "Bownesians", enjoy the community's diversity and friendly neighbourhood character. Bowness Road was recently upgraded as a "Complete Street" with a bike lane installed between 48 Avenue and 70 Street NW.

The Bowness Road NW commercial strip is the symbolic civic, commercial and social heart of Bowness. The broad street with angled parking and a low-scale collection of vernacular 1930s-60s commercial buildings, reflect Bowness' image of an independent prairie town distinct from other commercial streets in Calgary.

BOWNESS

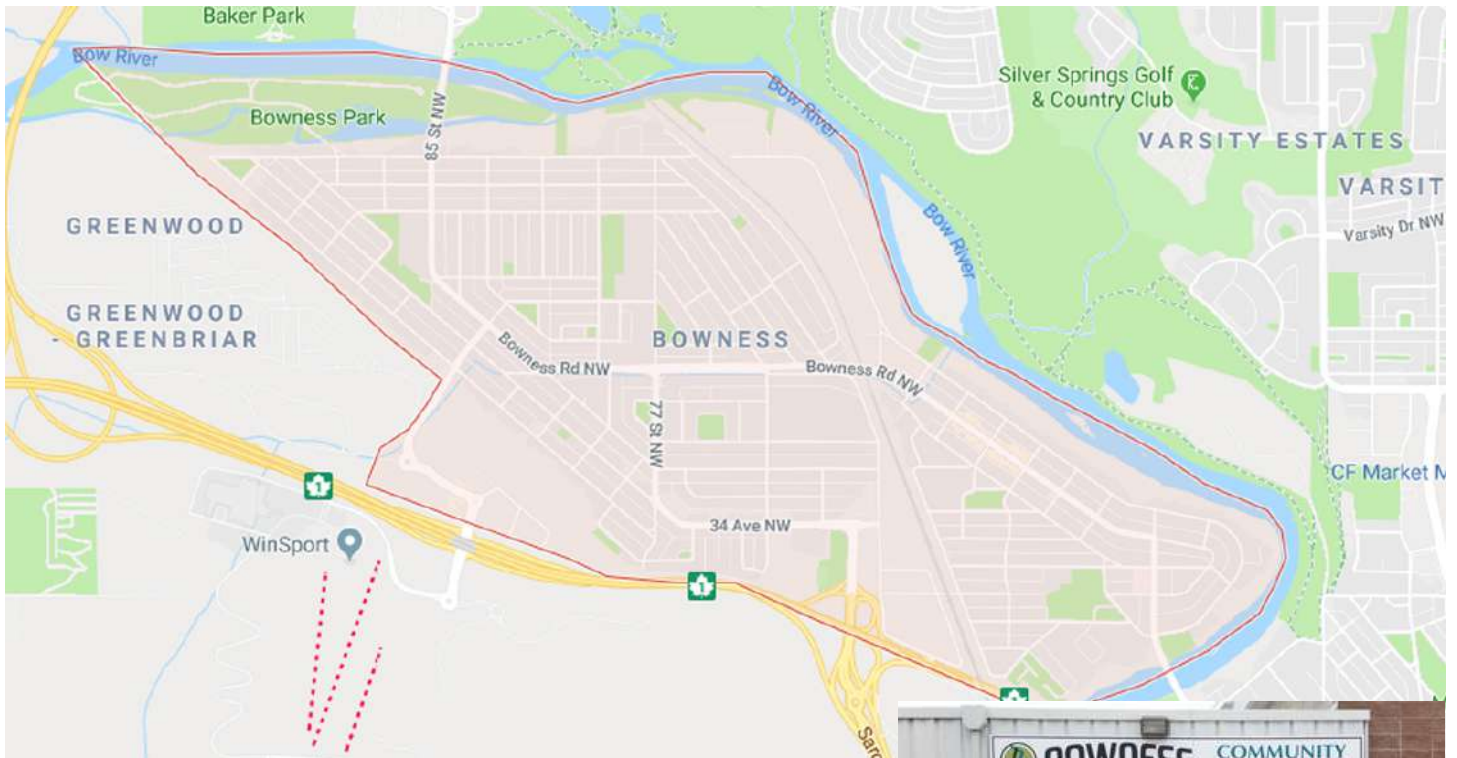
LINKS:

Bowness has an interesting history.

https://en.wikipedia.org/wiki/Bowness,_Calgary

Bowness City of Calgary Profile:

<http://www.calgary.ca/CSPS/CNS/Pages/Social-research-policy-and-resources/Community-profiles/Bowness-Profile.aspx>



BOWNESS COMMUNITY ASSOCIATION

7904 43 AVENUE NW, CALGARY, AB, T3B 4P9

403.288.8300

IHEARTBOWNESS@MYBOWNESS.COM

<https://www.mybowness.com/>

The facility has a variety of spaces available to rent including: Arena, Main Hall, Community Boardroom, Studio Room, Commercial Kitchen & Living Room.

FACEBOOK:

<https://www.facebook.com/mybowness>



BOWNESS

SHOPS & SERVICES



BOWNESS ROAD

This street offers an abundance of shops, services and restaurants, including a car wash, Bow Cycle, Salt 'N' Pepper, Bowmont Medical Clinic, an art studio, Bowness Health food store, a pub, Pharmacy, Tim Hortons and a 7/11 convenience store and much more!

Near Bowness Park on 85th Street you will also find Angels Drive-In. A playful joint with a 1950s vibe serving classic diner grub such as burgers, sandwiches & ice cream.

and a small strip mall with a convenience store and Extreme Restaurant & Catering.



PUBLIC TRANSIT:

<http://www.calgarytransit.com/schedules-maps>

BOWNESS

SHOPS & SERVICES

WEST BOWNESS SHOPPING CENTRE

is on the corner of Bowness Road and 77 Street. Where there are more shops and services, including an Esso gas station and convenience store, bakery, The Dell Cafe, hair dresser, Medicine Shoppe, Macs and more!



At the top of Bowfort Road (near Canada Olympic Park) you will find more restaurants and services, including Starbucks, McDonalds, Wendys, Denny's, two hotels, a car wash, storage place and more!

SHOPPING CLOSE BY

SILVER SPRINGS PLAZA

Local shops that include a convenience store, Value Village, automotive, a pub, restaurants and more.

SPRING HILL VILLAGE SHOPPING PLAZA

Local shops and services - Nottinghams Pub, restaurants, Subway, gas station, a liquor store, Shoppers Drug Mart and more.

BEACON HILL

11420 Sarcee Trail NW

Beacon Hill offers a Costco, Home Dept, Canadian Tire, and numerous shops, services and restaurants.

CROWFOOT VILLAGE

20 Crowfoot Crescent NW

Only minutes away to all that Crowfoot has to offer, including a Ciniplex, Lowes, grocery stores, AMA, Indigo books, and numerous restaurants, shops and services. Plus the C-Train station hub that takes you downtown.

MARKET MALL

3625 Shaganappi Trail NW

<https://www.cfshops.com/market-mall.html>



GROCERIES

Real Canadian Superstore - 3400 69 St NW #110

Save-On-Foods - 420 Na'a Plaza SW

Safeway - 99 Crowfoot Crescent NW

Crowfoot Co-op - 35 Crowfoot Way NW

Sobeys - 11300 Tuscany Boulevard NW

RC Superstore - 5251 Country Hills Blvd NW

Rocky Ridge Co-op - 11595 Rockyvalley Drive NW



PARKS & REC



BOWNESS PARK

8900 48 Ave NW

30 hectares of fun with a lagoon, boating, fishing, playgrounds, walking paths, picnic areas, shelters, fire pits, wading pool, tea house & Bow River access.

HOURS: 5AM to 11PM

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Bowness-Park.aspx>



PARKS & REC

SILVERTHORN and BOWMONT PARK

85th Street NW

Located at the bottom of Silver Springs in Bowness by the river.



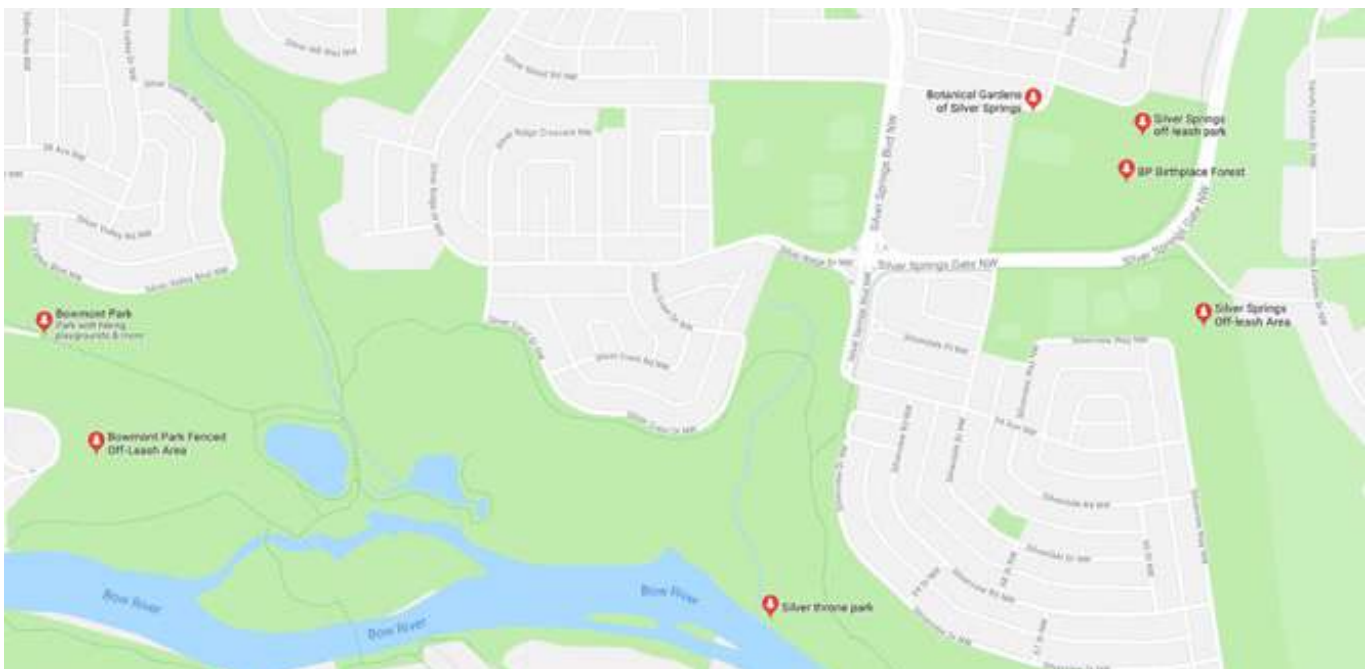
OFF-LEASH DOG PARKS

6231 Silver Springs Hill NW

723 Varsity Estates Place NW

Bowmont - 85 St NW (Fenced)

<https://www.calgary.ca>



PARKS & REC

BOWNESS COMMUNITY SKATEPARK

4324 77 St NW



LIBRARIES

BOWNESS LIBRARY

6532 Bowness Rd NW

Hours:

Mon, Tues & Wed 10am–8pm

Thursday 10am–5pm

Friday 10am–6pm

Saturday 10am–5pm

Sunday 12–5pm

<https://calgarylibrary.ca/>



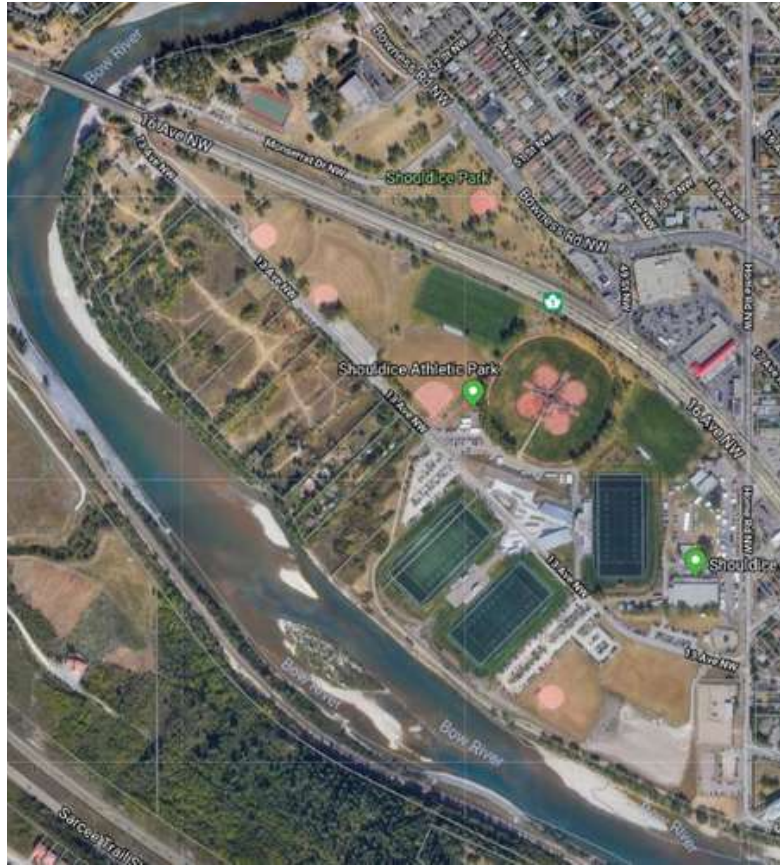
PARKS & REC

SHOULDICE PARK

Largely an athletic park, Shouldice Park features 7 ha (17 acres) of space for recreational activities. The park features nine softball diamonds, numerous soccer fields, football fields, tennis courts, and one Big League diamond. Privately operated batting cages are available onsite as well as a concession stand that is open during major tournaments.

Address: Bowness Rd & 56 St. NW

<http://www.calgary.ca/CSPS/Parks/Pages/Locations/NW-parks/Shouldice-Park.aspx>



CANADA OLYMPIC PARK / WINSPORT

Year round Fun for the whole family

(Hockey, public skate, tube park, Skiing & snowboarding, Luge, Zipline, free-fall, Summer bobsleigh, Mini Golf, Scenic chairlift, Skyline Luge, Canada's Sports Hall Of Fame)

88 Canada Olympic Road SW
403-247-5452 ext. 4

<https://www.winsport.ca/>



RECREATION



SHANE HOMES YMCA

11300 Rocky Ridge Rd NW

Phone: 403-351-6673

Hours: M-F 5:30AM to 10:30PM. S-S 7AM to 8:30PM

<https://www.ymcacalgary.org/program-descriptions/locations/shane-homes-ymca-at-rocky-ridge/>

MELCOR YMCA (CROWFOOT)

8100 John Laurie Blvd NW

Phone: 403-547-6576

Hours: Monday-Friday: 5:30 am - 10:30 pm,

Weekends & Holidays: 7:00 am - 8:30 pm

<https://www.ymcacalgary.org/program-descriptions/locations/crowfoot/>



SERVICES

POLICE

CALL 911 for all emergencies.

CALGARY POLICE SERVICE DISTRICT 3 - NORTH HAVEN

4303 14 ST NW

(403) 428-6300



FIRE STATION

CALL 911 for all emergencies.

CALGARY FIRE DEPARTMENT STATION 15

6328 35 Ave NW

SERVICES & AMMENITIES

HOSPITALS

FOOTHILLS MEDICAL CENTRE

(24 hour Emergency)

1403 29 Street NW

Phone: 403-944-1110

(Switchboard)

ALBERTA CHILDREN'S HOSPITAL

(24 hour Emergency)

2888 Shaganappi Trail NW

Phone: 403-955-7211

COCHRANE COMMUNITY HEALTH CENTRE

OPEN 8AM TO 10PM DAILY

60 Grande Boulevard, Cochrane.

Phone: 403-851-6000

DENTISTS

BOWNESS PARK DENTAL CLINIC

4707 85 St NW, Calgary

403-454-5565

<https://www.bownessparkdental.com/>

BOWEST DENTAL

6311 Bowness Rd NW Unit 105

587-349-9999

<https://www.bowestdental.ca/>

SUNNYSIDE DENTAL

3420 69 St NW Unit 110

825-540-3515

<https://www.sunnyside-dental.com/>

DOCS + PHSIO + CHIRO +

BOWNESS FAMILY MEDICAL CENTRE

52-7930 Bowness Rd NW

403-455-9983

<https://www.medstopmedicalclinics.ca/>

OPTIMUM WELLNESS CENTRES - BOWNESS

6524 Bowness Rd NW, Calgary

403-247-3787

<https://optimumwellnesscentres.com/>

PINNACLE MEDICAL CENTRES

4611 Bowness Rd NW Unit 125

587-774-6400

<https://www.pinnaclemedicalcentres.com/montgomery-medical-clinic/>

VETS

BOWMONT ANIMAL HOSPITAL

3440 69 St NW Unit 110, Calgary

403-286-2727

<https://www.bowmontvet.com/>

BOWNESS ANIMAL HOSPITAL

7930 Bowness Rd NW unit 18

587-391-3911

<http://www.bownessvet.ca/>

VCA CANADA CROWFOOT ANIMAL HOSPITAL

150 Crowfoot Crescent NW #211

(403) 241-8944

<https://vcacanada.com/crowfoot/>

SCHOOLS



PUBLIC SCHOOLS

BOWCROFT SCHOOL (K-6)

3940 73 St NW

403-777-6020

<http://school.cbe.ab.ca/school/bowcroft/Pages/default.aspx>

THOMAS B. RILEY SCHOOL (7-9)

3915 69 St NW

403-777-7260

<http://school.cbe.ab.ca/school/thomasbriley/Pages/default.aspx>

BOWNESS HIGH SCHOOL (10-12) PUBLIC

4627 77 St NW

Phone: 403-286-5092

<http://school.cbe.ab.ca/school/Bowness/Pages/default.aspx>

CATHOLIC SCHOOLS

ST. PIUS X SCHOOL (K-6) CATHOLIC

2312 - 18 Street NW

403-500-2015

<https://www.cssd.ab.ca/schools/stpiusx/Pages/default.aspx>

OUR LADY OF THE ASSUMPTION SCHOOL (K-9) CATHOLIC

7311 - 34 Avenue NW

403-500-2045

<https://www.cssd.ab.ca/schools/assumption/Pages/default.aspx>

ST. FRANCIS HIGH SCHOOL (10-12) CATHOLIC

877 Northmount Drive NW

Phone: 403-500-2026

<https://www.cssd.ab.ca/schools/stfrancis/About/Pages/default.aspx>



BOWNESS

