

# \$924,900 - 8308 34 Avenue Nw, Calgary

MLS® #A2225303

**\$924,900**

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Elevated Infill Living in the Heart of Bowness, Calgary. Experience the perfect balance of luxury, design, and location in this exquisitely crafted infill home, offering over 2,700 sq. ft. of upscale living in one of Calgary's most dynamic and nature-rich communities. Prime Location: Nestled on a quiet, tree-lined street in the heart of Bowness, this home offers both tranquility and convenience. It's mere minutes to top-rated schools, scenic Bowness Park, Bow River, and major commuter routes like Hwy 1 and Stoney Trail/Ring Road. Enjoy easy access to Canada Olympic Park, and weekend getaways to the Rocky Mountains have never been more effortless. Main Living Features: Designed for those who appreciate elevated living, this home makes a bold statement with 10-foot ceilings and hardwood flooring throughout the main floor. A designer kitchen with built-in wall oven & microwave, gas cooktop, large island, and elegant quartz countertops. A feature tile/stone fireplace wall, anchoring the open-concept living and dining space. Large windows providing abundant natural light

Upper-Level Retreat: 9-ft ceilings and solid core doors throughout, all bedrooms feature vaulted ceilings, adding both space and character, a bright central bonus room—ideal for a reading nook, playroom, or home office. A modern laundry with quartz countertops. The primary retreat is true luxury: spa-inspired ensuite with a floating tub, oversized walk-in shower with bench, and a



custom walk-in closet. Income Potential: Legal Basement Suite - An exceptional value-add, this home features a fully permitted 1-bedroom legal basement suite. 9-ft ceilings, durable carpet and luxury vinyl plank flooring, full quartz kitchen with island and full-size stainless-steel appliances. A spacious living room, 4-piece bath, private laundry, and office space. So, whether you're an investor or multigenerational household, this suite provides flexibility, privacy, and passive income potential. Outdoor Living: Fully fenced and landscaped backyard, large patio/deck, ideal for summer BBQs or peaceful mornings. A double detached garage offers ample storage and off-street parking. Customize Your Dream Home: This home is still under construction, giving buyers a rare opportunity to personalize finishes from appliances to countertops and tile selections. Make this space uniquely yours. Final Thoughts: This Bowness infill is more than just a home—it's a lifestyle upgrade. Whether you're a family looking for space and sophistication, or a savvy buyer seeking rental income, this property delivers unparalleled value. With premium finishes, a legal suite, and a prime location, it's a rare offering in Calgary's northwest. View it today and experience what Elevated Living in Bowness truly means.

Built in 2025

### **Essential Information**

MLS® #	A2225303
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,173

Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	8308 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R2

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Alley Access, Garage Faces Rear, Side By Side
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Dry Bar, Low Flow Plumbing Fixtures, Separate Entrance, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Oven-Built-In, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer
Heating	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Fireplace Insert, Make-up Air, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Tile, Zero Clearance, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	BBQ gas line, Private Yard, Storage, Rain Gutters
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 27th, 2025
Days on Market	60
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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