

8731 34 Avenue NW
Calgary, Alberta

MLS # A2223914

\$939,000

		Division:		Bowness	
		Type:		Residential/Duplex	
		Style:		2 Storey, Attached-Side by Side	
		Size:		2,021 sq.ft.	Age: 2024 (1 yrs old)
		Beds:		5	Baths: 3 full / 1 half
		Garage:		Double Garage Detached	
		Lot Size:		0.07 Acre	
		Lot Feat:		Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot	
Heating:		Forced Air, Natural Gas		Water:	-
Floors:		Carpet, Ceramic Tile, Hardwood, Vinyl Plank		Sewer:	-
Roof:		Asphalt Shingle		Condo Fee:	-
Basement:		Finished, Full, Suite		LLD:	-
Exterior:		Stone, Stucco		Zoning:	R-CG
Foundation:		Poured Concrete		Utilities:	-
Features:		Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Soaking Tub, Vinyl Windows, Walk-In Closet(s)			
Inclusions:		N/A			

Experience luxury living in this brand-new, fully upgraded infill offering over 2,800 sq ft of developed space on a quiet street in the heart of Bowness. Just steps from schools, Bowness Park, the river, and only minutes to Canada Olympic Park with quick access to Hwy 1—perfect for weekend escapes to the mountains. This beautifully designed home features 10-ft ceilings and hardwood flooring on the main level, a stunning kitchen with KitchenAid built-in oven & microwave, gas cooktop, quartz backsplash, and a butler’s pantry with quartz coffee bar and under-cabinet lighting. A stylish stone-feature electric fireplace enhances the open-concept living space. Upstairs includes 9-ft ceilings, a bright bonus room, a well-equipped laundry with counter & sink, and a luxurious primary retreat with a custom walk-in closet, freestanding tub, and oversized shower. Rear-facing bedrooms provide beautiful valley views. The LEGAL 2-bedroom basement suite includes 9-ft ceilings, luxury vinyl plank flooring, a full quartz kitchen with island, full-size laundry, and a spacious bathroom. The south-facing backyard is fully fenced and landscaped, featuring a large deck, cement patio, and a double detached garage. Construction started in 2024 and completed in 2025.