

# \$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 youâ€™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 finishesâ€”from appliances to countertops and tile selections. Make this space uniquely yours. Final Thoughts: This Bowness infill is more than just a homeâ€”itâ€™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, itâ€™s a rare offering in Calgaryâ€™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        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side |
| # of Garages   | 2   |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard, Rain Gutters, Storage  |
| 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 | 22             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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