

# \$949,999 - 8731 34 Avenue Nw, Calgary

MLS® #A2223914

**\$949,999**

5 Bedroom, 4.00 Bathroom, 2,021 sqft

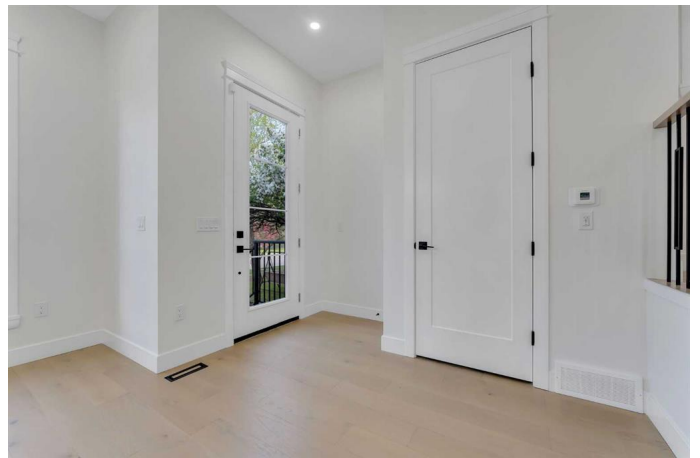
Residential on 0.07 Acres

Bowness, Calgary, Alberta

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.

Built in 2024

## Essential Information



MLS® #	A2223914
Price	\$949,999
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	8731 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior 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)
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	29
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bravo Realty
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