

**8308 34 Avenue NW
Calgary, Alberta**

MLS # A2269274



\$915,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,173 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Recta		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Make-up Air, Water	Water:	Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, See Remarks
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	washer/dryer stacked, Refrigerator, Stove-Electric, Microwave-Hoodfan OTR and Dishwasher-Buitin.		

OPEN HOUSE THIS SATURDAY JANUARY 24TH 3:00PM TILL 5:00PM. HURRY, THERE IS STILL TIME TO CUSTOMIZE YOUR FINISHES. Enjoy 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 3000 sq. ft. of upscale finishes 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 featured tile/stone fireplace wall anchors the open concept living and dining space. Large windows provide an abundance of natural light. The Upper-Level Retreat offers 9-ft ceilings, & solid core doors throughout, all 3 well-appointed bedrooms have 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. A Legal Basement Suite - provides an exceptional value-add in this home offering a fully permitted 1-bedroom suite. It too offers 9-ft ceilings, durable carpet and luxury vinyl plank, full

quartz kitchen with island and 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 with a large patio make this ideal for summer BBQs. A double detached garage offers ample storage and private parking. Final Thoughts: This residence 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 truly means. POSSESSION LATE MARCH/ EARLY APRIL 2026.