

6427 33 Avenue NW  
Calgary, Alberta

MLS # A2277899

**\$924,900**



|                  |   |                               |
|------------------|---|-------------------------------|
| <b>Division:</b> | Bowness   |                               |
| <b>Type:</b>     | Residential/Duplex  |                               |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                             |                               |
| <b>Size:</b>     | 1,845 sq.ft.  | <b>Age:</b> 2025 (1 yrs old)  |
| <b>Beds:</b>     | 5   | <b>Baths:</b> 3 full / 1 half |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                        |                               |
| <b>Lot Size:</b> | 0.07 Acre   |                               |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot |                               |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central, Natural Gas   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Tile, Vinyl Plank  | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Post & Beam, Stucco, Wood Siding   | <b>Zoning:</b>    | rcg |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | none   |                   |     |

Modern luxury meets an unbeatable location in this beautifully designed home! As a preconstruction house, you still have the opportunity until 15 February 2026 to choose your own choice of flooring, cabinets, counter tops, faucets and lighting. Situated on a quiet street just steps from Bowness Park and next to a school, this 5-bedroom, 3.5-bath property offers over 2,600 sq ft of high-end living space. The main level features a gourmet chef's kitchen with a full stainless steel appliance package including a built-in wall oven and microwave, double-door fridge with waterline, dishwasher, custom canopy hood fan, and a large island with quartz waterfall and custom slat detailing. Additional highlights include a quartz backsplash throughout, custom cabinetry with pull-outs, a pantry, quartz counters, and under-cabinet lighting. A formal dining area, spacious living room with fireplace, and a stylish mudroom with a built-in bench and storage complete the main floor. The upper level offers two generous bedrooms, a full bath, and a laundry room with a sink. The primary suite is a true retreat—also with a 9 ft ceiling—featuring a massive custom walk-in closet and a spa-inspired ensuite with freestanding tub, double vanity, and custom-tiled shower. The fully developed LEGAL basement suite provides exceptional versatility, with an open-concept layout highlighted by a bright living area, spacious dining space, and a custom kitchen with backsplash, microwave, hood fan, breakfast bar, and extensive counter space. Two large bedrooms, stacked laundry, and a full bathroom with tiled shower surround make this suite ideal for rental income or extended family. Year-round demand with proximity to CoP for short-term rental makes it an ideal candidate for Airbnb. Outside, enjoy custom concrete steps, walkways, and patio, complete landscaping, new fencing, and a

private backyard space designated for basement tenants. Additional features include: 9 ft ceilings on all levels, 8 ft doors (upper levels), knockdown ceilings, upgraded lighting and faucets, and CAT 5 wiring. This home delivers exceptional craftsmanship, thoughtful design, and modern convenience throughout. The neighbouring unit (6429) is also available. A must-see!