



GRASSROOTS
REALTY GROUP

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8308 34 Avenue NW
Calgary, Alberta

MLS # A2225303



\$924,900

| | | | |
|-----------|---|--------|------------------|
| Division: | Bowness | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 2,173 sq.ft. | Age: | 2025 (0 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, Rectar | | |

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|-------------|---|------------|--|
| Heating: | Central, High Efficiency, ENERGY STAR Qualified Equipment, Make-up Air, Water | Water: | 4-piece Insert, Fireplace(s), Forced Air, Natural Gas, See Remarks |
| Floors: | Carpet, Ceramic Tile, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | 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: | The basement includes: refrigerator, stove electric, dishwasher, microwave-hoodfan OTR and a washer/dryer | | |

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 8's 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 you'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 finishes—from appliances to countertops and tile selections. Make this space uniquely yours. Final Thoughts: This Bowness infill 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 in Bowness truly means.