\$939,000 - 8731 34 Avenue Nw, Calgary

MLS® #A2223914

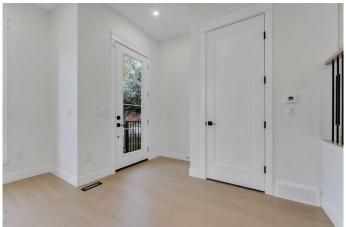
\$939,000

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 1â€"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 \$939,000

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, Soaking Tub,

Vinyl Windows, Walk-In Closet(s), Smart Home

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 68

Zoning R-CG

Listing Details

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.