

# \$924,999 - 8731 34 Avenue Nw, Calgary

MLS® #A2223914

**\$924,999**

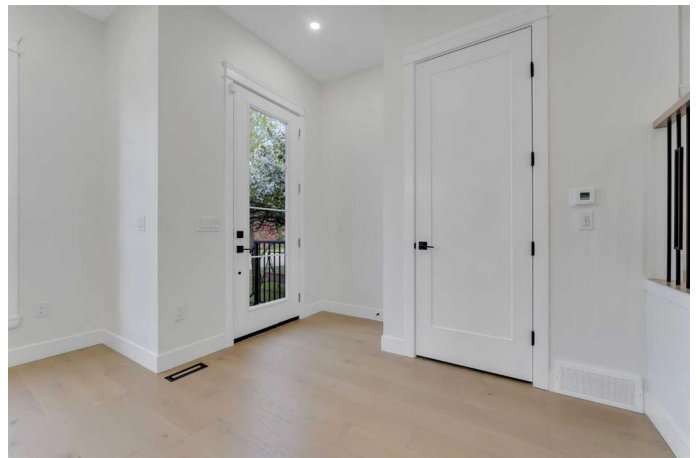
5 Bedroom, 4.00 Bathroom, 2,021 sqft  
Residential on 0.07 Acres

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          | \$924,999              |
| 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          | Side by Side, 2 Storey |
| 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 | Built-in Features, Chandelier, Quartz Counters, Breakfast Bar, Closet Organizers, Double Vanity, Vinyl Windows, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Soaking Tub, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Range Hood, Washer, Built-In Oven, Electric Range, Gas Cooktop, Gas Water Heater, Microwave Hood Fan, Refrigerator                                                                                               |
| 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 | 75             |
| Zoning         | R-CG           |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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