

\$915,000 - 8308 34 Avenue Nw, Calgary

MLS® #A2269274

\$915,000

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

OPEN HOUSE THIS SATURDAY

NOVEMBER 8TH NOON TILL 2:00PM.

BUBBLY DRINKS WILL BE SERVED. 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, 8" 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.

Built in 2025

Essential Information

MLS® #	A2269274
Price	\$915,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,173
Acres	0.07
Year Built	2025
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8308 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R2

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2

Interior

Interior 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)
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Oven-Built-In, Range Hood
Heating	Central, High Efficiency, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Stone, Tile, Zero Clearance
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level,

	Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 5th, 2025
Days on Market	13
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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