

# \$949,999 - 8731 34 Avenue Nw, Calgary

MLS® #A2223914

## \$949,999

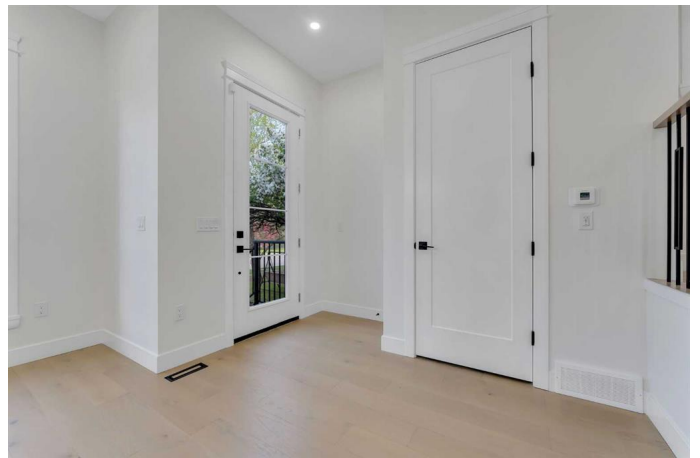
5 Bedroom, 4.00 Bathroom, 2,021 sqft  
Residential on 0.07 Acres

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          | \$949,999              |
| 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          | 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, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Gas Water Heater                                                                                               |
| 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 | 17             |
| Zoning         | R-CG           |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.