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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

8308 34 Avenue NW
Calgary, Alberta

MLS # A2348263



$879,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,932 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Composite Siding, Stucco	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: Basement Stove, Basement Dishwasher, Basement Refrigerator, Basement Stacked Washer + Dryer

NEW PRICE ALERT! Welcome to this beautifully designed, new-build, semi-detached home in the heart of Bowness! Offering nearly 2,800 livable square feet, from top to bottom, including a fully finished LEGAL basement suite, it also features a double-detached garage and notable curb-appeal! The bright, modern main level features open-concept layout designed for both everyday living and entertaining. The kitchen features a central island with breakfast bar, custom cabinetry and there's also separate dining and living room areas - ideal for daily living. A rear-entrance mudroom allows you to store your seasonal clothing and there's also a convenient half-bath nearby. Upstairs you'll find 3 spacious bedrooms, including a well-appointed Primary retreat with vaulted ceiling and large walk-in closet. The 5 piece primary ensuite bath features glass shower, separate soaker tub and his + hers vanities. There's also a 4-piece guest bath and laundry room nearby as well. The lower level (also accessible by separate entrance) offers a completely separate legal suite with its own bedroom, kitchen, large living area, a 4-pc bathroom and stackable laundry - creating opportunity for rental income (mortgage helper), investors, extended family or multi-generational living. Outside, the private backyard is already fenced and landscaped, there's a built-in BBQ gas line, and the double-garage allows for storage and parking your vehicle out of the elements! Enjoy easy access to Bowness Park and being close to established schools, transit, local shops, restaurants, pathways and quick access to downtown Calgary or out West to the Rocky Mountains. *Note: Some images have been staged with virtual furnishings*

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