



8308 34 Avenue Calgary Alberta

\$924,900

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 2,700 sq. ft. of upscale living 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 feature tile/stone fireplace wall, anchoring the open-concept living and dining space. Large windows providing abundant natural light??? Upper-Level Retreat: 9-ft ceilings and 8' solid core doors throughout, all bedrooms feature 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. Income Potential: Legal Basement Suite - An exceptional value-add, this home features a fully permitted 1-bedroom legal basement suite. 9-ft ceilings, durable carpet and luxury vinyl plank flooring, full quartz kitchen with island and full-size stainless-steel appliances. A spacious living room, 4-piece bath, private laundry, and office space. So, whether you're an investor or multigenerational ho...

Primary Bedroom 13.00 Ft x 13.00 Ft

5pc Bathroom 11.17 Ft x 7.00 Ft

Other 9.75 Ft x 6.83 Ft

4pc Bathroom 9.75 Ft x 5.00 Ft

Laundry room 6.17 Ft x 5.58 Ft

Bedroom 11.67 Ft x 8.75 Ft

Bedroom 11.00 Ft x 10.00 Ft

Bedroom 10.50 Ft x 9.25 Ft

Kitchen 11.92 Ft x 6.33 Ft

Living room 12.67 Ft x 11.33 Ft

Laundry room 4.00 Ft x 3.00 Ft

Storage 8.00 Ft x 2.00 Ft

Living room 14.50 Ft x 13.83 Ft

Other 8.42 Ft x 6.83 Ft

Kitchen 14.83 Ft x 13.58 Ft

Dining room 15.75 Ft x 13.58 Ft

Listing Presented By:



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4pc Bathroom 9.25 Ft x 5.00 Ft

Foyer 6.58 Ft x 4.33 Ft

Dining room 9.33 Ft x 8.50 Ft