



6427 33 Avenue Calgary Alberta

\$924,900

Modern luxury meets an unbeatable location in this beautifully designed home! As a preconstruction house, you still have the opportunity until 15 February 2026 to choose your own choice of flooring, cabinets, counter tops, faucets and lighting. Situated on a quiet street just steps from Bowness Park and next to a school, this 5-bedroom, 3.5-bath property offers over 2,600 sq ft of high-end living space. The main level features a gourmet chef's kitchen with a full stainless steel appliance package including a built-in wall oven and microwave, double-door fridge with waterline, dishwasher, custom canopy hood fan, and a large island with quartz waterfall and custom slat detailing. Additional highlights include a quartz backsplash throughout, custom cabinetry with pull-outs, a pantry, quartz counters, and under-cabinet lighting. A formal dining area, spacious living room with fireplace, and a stylish mudroom with a built-in bench and storage complete the main floor. The upper level offers two generous bedrooms, a full bath, and a laundry room with a sink. The primary suite is a true retreat--also with a 9 ft ceiling--featuring a massive custom walk-in closet and a spa-inspired ensuite with freestanding tub, double vanity, and custom-tiled shower. The fully developed LEGAL basement suite provides exceptional versatility, with an open-concept layout highlighted by a bright living area, spacious dining space, and a custom kitchen with backsplash, microwave, hood fan, breakfast bar, and extensive counter space. Two large bedrooms, stacked laundry, and a full bathroom with tiled shower surround make this suite ideal for rental income or extended family. Year-round demand with proximity to CoP for short-term rental makes it an ideal candidate for Airbnb. Outside, enjoy custom concrete steps, walkways, and patio, complete landscaping, new fencing, and a private backyard space des...

Bedroom 12.67 Ft x 9.25 Ft
 Other 6.00 Ft x 5.50 Ft
 4pc Bathroom 5.00 Ft x 9.33 Ft
 Living room 13.33 Ft x 10.08 Ft
 Kitchen 6.42 Ft x 11.33 Ft
 Bedroom 9.58 Ft x 11.42 Ft

Dining room 13.00 Ft x 7.75 Ft
 Foyer 6.58 Ft x 7.75 Ft
 Kitchen 13.58 Ft x 20.25 Ft
 Bedroom 11.75 Ft x 13.75 Ft
 Bedroom 10.00 Ft x 11.00 Ft
 Primary Bedroom 13.00 Ft x 13.00 Ft

Listing Presented By:



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Furnace 9.08 Ft x 9.42 Ft

Living room 13.83 Ft x 14.75 Ft

Other 6.00 Ft x 8.00 Ft

2pc Bathroom 6.00 Ft x 5.00 Ft

Laundry room 6.50 Ft x 5.58 Ft

3pc Bathroom 9.75 Ft x 5.00 Ft

Other 9.75 Ft x 6.83 Ft