



6428 33 Avenue Calgary Alberta

\$950,000

Experience refined living in this exceptional new 5-bedroom, 4-bathroom luxury duplex in the highly sought-after community of Bowness. Offering over 2,900 sq. ft. of meticulously designed living space and a projected completion of June 2026, this residence blends sophisticated design with modern functionality. The foyer opens to soaring 10-foot ceilings and an open-concept layout. The main floor features a spacious dining area, and a gourmet chef's kitchen appointed with sleek, modern appliances, premium finishes, and ample workspace. Just off the kitchen, a versatile flex space offers the perfect setting for a home office. The main living area flows into an elegant living room centred with an electric fireplace. Upstairs, the primary bedroom offers a spacious walk-in closet and a spa inspired 5-piece ensuite. Two additional bedrooms, a 5-piece bathroom, and a convenient upper-level laundry room complete the upper floor. Adding incredible versatility, the legal basement suite includes a separate private entrance, two bedrooms, a 4-piece bathroom, and its own laundry. This space makes it ideal for extended family, guests, or generating rental income. Outdoors, the private deck is accompanied by fully a landscaped and fenced backyard. Located in the vibrant and evolving community of Bowness, residents enjoy easy access to scenic river pathways, parks, and year-round recreation at nearby destinations such as Bowness Park and WinSport. With quick connections to downtown Calgary, major roadways, and the Rocky Mountains, Bowness offers an exceptional lifestyle that blends urban convenience with outdoor adventure. The neighbouring unit (6430) is also available. (id:6769)

Kitchen 11.75 Ft x 6.67 Ft
 Living room 15.67 Ft x 11.00 Ft
 Bedroom 11.67 Ft x 12.00 Ft
 Other 9.67 Ft x 6.67 Ft
 Bedroom 10.00 Ft x 8.33 Ft
 Laundry room 4.42 Ft x 3.42 Ft
 4pc Bathroom 8.58 Ft x 4.92 Ft
 Furnace 8.75 Ft x 8.42 Ft
 Living room 20.08 Ft x 12.33 Ft
 Kitchen 15.67 Ft x 10.00 Ft

Dining room 12.08 Ft x 12.25 Ft
 Foyer 6.58 Ft x 6.00 Ft
 Other 7.75 Ft x 5.83 Ft
 Other 9.00 Ft x 5.83 Ft
 2pc Bathroom 5.83 Ft x 4.92 Ft
 Primary Bedroom 14.42 Ft x 13.67 Ft
 Other 11.67 Ft x 6.75 Ft
 5pc Bathroom 10.67 Ft x 10.42 Ft
 Bedroom 10.75 Ft x 11.33 Ft

Listing Presented By:



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eXp Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca