

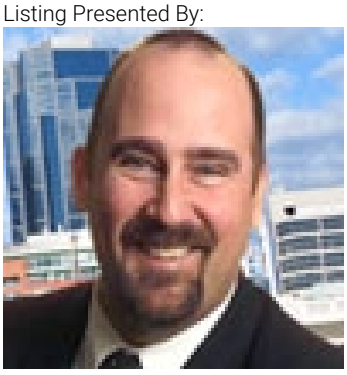
6429 33 Avenue Calgary Alberta

$860,000

Modern design, thoughtful craftsmanship, and exceptional income potential come together in this brand-new Bowness duplex, offering over 1,900 sq. ft. above grade plus a fully developed 2-bedroom LEGAL basement suite. Designed with both style and functionality in mind, this impressive home features 3 bedrooms, 2.5 bathrooms in the main residence, a striking farmhouse-inspired exterior, and a level of finish that sets it apart from the typical inner-city infill.Step inside to a bright, open-concept main floor highlighted by soaring 10-foot ceilings, oversized energy-efficient windows, and an abundance of natural light. The heart of the home is the show-stopping kitchen, anchored by an incredible 14-foot island with generous breakfast-bar seating. Sleek contemporary cabinetry, modern lighting, refined finishes, and durable luxury vinyl plank flooring create a clean, cohesive aesthetic throughout. The kitchen flows effortlessly into the spacious dining and living areas, creating an ideal setting for everyday family living, hosting, and entertaining.Upstairs, a dramatic cathedral-vaulted ceiling adds architectural character and an elevated sense of space. The upper level offers three generously sized bedrooms along with the convenience of dedicated second-floor laundry. The primary retreat is thoughtfully designed with a spacious walk-in closet and a private ensuite featuring a double vanity and separate enclosed water closet. Two additional bedrooms and a full bathroom complete the upper floor.The fully developed LEGAL basement suite offers outstanding versatility and income potential, complete with its own private entrance, kitchen, open living area, two bedrooms, and a full bathroom. Finished with the same attention to detail as the main residence, it provides an excellent mortgage-helper, investment opportunity, or private space for extended family.Outside, the prop...

4pc Bathroom 9.58 Ft x 4.92 Ft
5pc Bathroom 8.33 Ft x 13.50 Ft
Bedroom 9.92 Ft x 14.08 Ft
Bedroom 11.58 Ft x 14.08 Ft
Laundry room 6.42 Ft x 5.42 Ft
Primary Bedroom 13.50 Ft x 15.50 Ft
Kitchen 13.33 Ft x 12.17 Ft
Recreational, Games room 13.33 Ft x 9.00 Ft
Furnace 9.08 Ft x 9.33 Ft
2pc Bathroom 5.67 Ft x 4.92 Ft
Dining room 13.75 Ft x 10.33 Ft
Foyer 6.17 Ft x 6.92 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

RE/MAX Realty Professionals

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

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

Other 9.58 Ft x 6.58 Ft

4pc Bathroom 5.00 Ft x 10.25 Ft

Bedroom 12.58 Ft x 9.17 Ft

Bedroom 9.67 Ft x 11.33 Ft

Kitchen 15.92 Ft x 20.33 Ft

Living room 13.83 Ft x 13.83 Ft

Other 5.67 Ft x 8.08 Ft