



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

6427 33 Avenue NW
Calgary, Alberta

MLS # A2277899



\$924,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,845 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Stucco, Wood Siding	Zoning:	rcg
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

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 designated for basement tenants. Additional features include: 9 ft ceilings on all levels, 8 ft doors (upper levels), knockdown ceilings, upgraded lighting and faucets, and CAT 5 wiring. This home delivers exceptional craftsmanship, thoughtful design, and modern convenience throughout. The neighbouring unit (6429) is also available. A must-see!