



6428 33 Avenue NW
Calgary, Alberta

MLS # A2291937



\$950,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,003 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

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.