



GRASSROOTS
REALTY GROUP

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6427 33 Avenue NW
Calgary, Alberta

MLS # A2312521



\$899,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,903 sq.ft.	Age:	2026 (0 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, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Humidity Control, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Bar, Built-in Features, Chandelier, Double Vanity, French Door, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Data		
Inclusions:	None		

****Modern design, exceptional craftsmanship, and outstanding income potential come together in this brand-new Bowness duplex.**** Offering just over 1,900 sq. ft. in the main residence, this thoughtfully designed home features 3 bedrooms, 2.5 bathrooms, a fully developed 2-bedroom basement Legal-Suite, and a distinctive farmhouse-inspired front elevation that sets it apart from typical infill properties in the community. The bright and spacious main floor welcomes you with soaring 10-foot ceilings, oversized energy-efficient windows, and an open-concept layout filled with natural light. At the heart of the home is a stunning modern kitchen center around an impressive 14-foot island with breakfast-bar seating. Contemporary cabinetry, sleek finishes, modern lighting fixtures, and durable vinyl plank flooring throughout create a stylish and cohesive living space. The kitchen flows seamlessly into the generous dining and living areas, making the main floor ideal for everyday family living and entertaining. Upstairs, the dramatic cathedral-vaulted ceiling adds character and an enhanced sense of space. The upper level includes three well-appointed bedrooms and the convenience of a dedicated second-floor laundry area. The beautiful primary retreat features a spacious walk-in closet and private ensuite with a double vanity and separate enclosed toilet room, providing additional privacy and functionality. Two additional bedrooms and a full bathroom complete the upper floor. The fully developed ****LEGAL basement suite**** has its own private entrance and offers an excellent mortgage-helper or extended-family opportunity. The suite includes an open living area, kitchen, two bedrooms, and a full bathroom, all finished with the same modern attention to detail found throughout the home. Outside, the property comes fully landscaped and fenced, offering a

move-in-ready outdoor space complete with a concrete patio that is ideal for relaxing, entertaining, or summer barbecues. A double detached garage provides secure parking and additional storage. With its unique farmhouse elevation, oversized energy-efficient windows, impressive 14-foot kitchen island, vaulted upper-level ceiling, convenient second-floor laundry, modern finishes, legal rental suite, and fully finished outdoor space, this exceptional new home delivers comfort, style, efficiency, and versatility in the established community of Bowness. ****A must-see!****