



**8015 34 Avenue NW**  
**Calgary, Alberta**

**MLS # A2312741**



**\$899,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,026 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** N/A

2026 SQFT | 5 BED 3.5 BATH + MAIN FLOOR OFFICE | 2 BED LEGAL SUITE | HEATED DOUBLE CAR GARAGE WITH EV CHARGER PLUG | PRIME LOCATION OF BOWNESS | FENCED AND LANDSCAPED | STUCCO EXTERIOR | LOADED WITH UPGRADES | BOTH DUPLEX AVAILABLE FOR SALE .

This pre-construction semi-detached home in the evolving community of Bowness offers over 2,900 square feet of luxurious living space, perfectly balancing urban convenience with outdoor adventure. The main house features a bright, open-concept design with modern flat nine-foot ceilings, custom built-ins, under-mount lighting, and elegant wide-plank hardwood and tile flooring. At the heart of the home is a chef’s kitchen equipped with a large island, while the upper level hosts three spacious bedrooms, including a primary retreat with vaulted ceilings, a massive walk-in closet, and a spa-like five-piece ensuite complete with a separate tub and a luxurious five-faucet shower. Adding incredible versatility for extended family or rental income, the lower level consists of a self-contained, two-bedroom legal suite with its own private entrance, four-piece bathroom, separate laundry, and the same high-end upgrades as the upper floors—including quartz countertops and nine-foot ceilings. Outdoors, residents can enjoy fully landscaped and fenced backyard, with premier recreation destinations like Bowness Park, Win Sport, Bowmont off-leash park, and the Bow River pathways just moments away. With effortless connections to downtown Calgary, major roadways, and the Rocky Mountains, this exceptional five-bedroom, 3.5-bathroom property also offers the unique opportunity to acquire the neighboring unit (8017).