



GRASSROOTS
REALTY GROUP

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6428 33 Avenue NW
Calgary, Alberta

MLS # A2329972



\$899,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,002 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Built in Speakers.		

Welcome to this architecturally designed luxury duplex in the heart of Bowness, where exceptional craftsmanship, premium finishes, and over 2,900 sq. ft. of thoughtfully designed living space come together to create a truly remarkable home. Featuring 5 bedrooms and 4 bathrooms, this residence offers the perfect balance of contemporary elegance and everyday functionality. Step inside to a bright, welcoming foyer with soaring 10-foot ceilings that open into an expansive open-concept main floor. Rich maple accents and custom millwork throughout the home create warmth and character, while built-in speakers provide a premium entertainment experience. The spacious dining area flows effortlessly into a chef-inspired kitchen featuring sleek modern cabinetry, premium appliances, generous prep space, and an oversized island perfect for gathering. A stunning lime-wash fireplace serves as the focal point of the elegant living room, adding texture and warmth to the space. Just off the main living area, a private home office enclosed by a stylish glass door offers the perfect work-from-home environment while maintaining the home's open and airy feel. Tucked discreetly at the rear of the main level is a beautifully appointed boutique hotel-inspired powder room, while a functional mudroom with built-in storage provides convenient access to the backyard, helping keep everyday living organized and effortless. Upstairs, the luxurious primary retreat is designed for relaxation, complete with a spacious walk-in closet and a spa-inspired 5-piece ensuite featuring a deep soaker tub, dual vanities, and a beautifully appointed walk-in shower. Two additional generously sized bedrooms are serviced by an equally impressive 5-piece bathroom with dual vanities, making busy mornings effortless for families or guests. A convenient upper-level laundry room completes the second floor. The

fully legal basement suite offers exceptional flexibility and income potential, featuring its own private entrance, two spacious bedrooms, a 4-piece bathroom, separate laundry, and a comfortable living area—ideal for extended family, guests, or as a mortgage helper. Outside, enjoy a private deck overlooking a fully landscaped and fenced backyard, creating the perfect setting for outdoor entertaining or quiet evenings. Situated in the vibrant and evolving community of Bowness, this home is just moments from scenic river pathways, parks, and year-round recreation at Bowness Park and WinSport. With quick access to downtown Calgary, major roadways, and the Rocky Mountains, this remarkable property offers the perfect balance of luxury, convenience, and outdoor living.