



GRASSROOTS
REALTY GROUP

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8310 34 Avenue NW
Calgary, Alberta

MLS # A2337646



\$915,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,950 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Interior Lot,		

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s),	Water:	Air, Natural Gas
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Refridgerator in bsmt, Dishwasher in basement		

BEAUTIFUL IN BOWNESS\$. START LIVING at this elevated Infill in the Heart of NW Calgary. Experience the perfect balance of luxury, design, and location in this exquisitely crafted home. Offering 2,800 square feet of upscale living in one of Calgary's most dynamic and nature-rich communities. The residence is situated on a quiet tree-lined street, offering both tranquility and convenience. It's mere minutes to top-rated schools, scenic Bowness Park, the famous Bow River, and major commuter routes including HIGHWAY 1 and THE RING ROAD. Enjoy easy access to Canada Olympic Park and weekend getaways to the Rocky Mountains. MAIN DESIGN FEATURES: Elevated Finishes Throughout this home make a bold statement with 10-foot ceilings, custom cabinetry and Luxury Vinyl plank throughout the main floor. A chef inspired kitchen with built-in wall oven & gas cooktop, a large quartz island makes it great for daily meals and scrumptious entertaining. A volcanic fireplace wall anchors the Livingroom. Large windows provide an abundant amount of natural light. THE UPPER LEVEL: The Master Retreat features a soaring 11-foot vaulted ceiling adding both space and character. The primary retreat is true luxury: spa-inspired ensuite with a floating tub, oversized walk-in shower with bench and a custom walk-in closet. A bright second floor office space is adorned with an oversized transom window and a modern laundry with quartz countertops completes this level. INCOME POTENTIAL: A Legal Basement Suite - An exceptional value-add, this home features a fully permitted 1-bedroom legal basement suite. 9-ft ceilings, durable luxury vinyl plank flooring, full custom quartz kitchen and a complete stainless-steel appliance package. A spacious living room, 4-piece bath, private laundry, and office space. So, whether you're an investor or

multigenerational household, this suite provides flexibility, privacy, and passive income potential. OUTDOOR LIVING: Fully fenced, landscaped backyard and deck with a BBQ gas outlet. A double detached garage offers ample storage and off-street parking. FINAL THOUGHTS: This Bowness infill is more than just a home—it's a lifestyle upgrade. Whether you're a family looking for space and sophistication, or a savvy buyer seeking rental income, this property delivers unparalleled value. With premium finishes, a legal suite, and a prime location, it's a rare offering in Calgary's northwest. VIEW IT TODAY and experience what Elevated truly means.