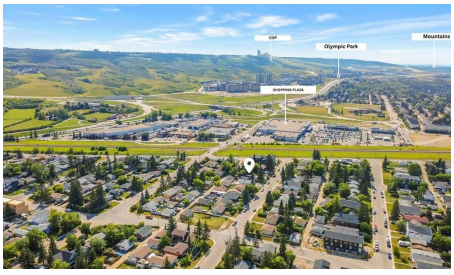
6429 33 Avenue NW

Calgary | Active | MLS® A2341110

$860,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,900 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Modern design, thoughtful craftsmanship, and exceptional income potential come together in this brand-new Bowness duplex, offering over 1,900 sq. ft. above grade plus a fully developed 2-bedroom LEGAL basement suite. Designed with both style and functionality in mind, this impressive home features 3 bedrooms, 2.5 bathrooms in the main residence, a striking farmhouse-inspired exterior, and a level of finish that sets it apart from the typical inner-city infill.

Step inside to a bright, open-concept main floor highlighted by soaring 10-foot ceilings, oversized energy-efficient windows, and an abundance of natural light. The heart of the home is the show-stopping kitchen, anchored by an incredible 14-foot island with generous breakfast-bar seating. Sleek contemporary cabinetry, modern lighting, refined finishes, and durable luxury vinyl plank flooring create a clean, cohesive aesthetic throughout. The kitchen flows effortlessly into the spacious dining and living areas, creating an ideal setting for everyday family living, hosting, and entertaining.

Upstairs, a dramatic cathedral-vaulted ceiling adds architectural character and an elevated sense of space. The upper level offers three generously sized bedrooms along with the convenience of dedicated second-floor laundry. The primary retreat is thoughtfully designed with a spacious walk-in closet and a private ensuite featuring a double vanity and separate enclosed water closet. Two additional bedrooms and a full bathroom complete the upper floor.

The fully developed LEGAL basement suite offers outstanding versatility and income potential, complete with its own private entrance, kitchen, open living area, two bedrooms, and a full bathroom. Finished with the same attention to detail as the main residence, it provides an excellent mortgage-helper, investment opportunity, or private space for extended family.

Outside, the property is completely move-in ready with full landscaping, fencing, and a concrete patio perfect for summer barbecues, entertaining, or relaxing outdoors. A double detached garage provides secure parking and additional storage.

From its distinctive farmhouse-inspired elevation and oversized windows to the impressive 14-foot kitchen island, vaulted upper level, second-floor laundry, modern finishes, LEGAL basement suite, and fully completed outdoor space, this exceptional new home delivers the perfect combination of style, comfort, efficiency, and long-term value in the established and increasingly desirable community of Bowness.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341110
Bedrooms	5
Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,900 sq. ft.
Below Grade Finished Area:	846 sq. ft.
Lot Area:	3,057 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2512190
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'9" × 10'4" ·
Main Floor	Foyer · 6'11" × 6'2" ·
Main Floor	Kitchen · 20'4" × 15'11" ·
Main Floor	Living Room · 13'10" × 13'10" ·
Main Floor	Mud Room · 8'1" × 5'8" ·

2nd Floor	Bedroom · 14'1" × 9'11" ·
2nd Floor	Bedroom · 14'1" × 11'7" ·
2nd Floor	Laundry · 6'5" × 5'5" ·
2nd Floor	Bedroom - Primary · 15'6" × 13'6" ·
2nd Floor	Walk-In Closet · 9'7" × 6'7" ·
Basement	Bedroom · 12'7" × 9'2" ·
Basement	Bedroom · 11'4" × 9'8" ·
Basement	Kitchen · 13'4" × 12'2" ·
Basement	Game Room · 13'4" × 9' ·
Basement	Furnace/Utility Room · 9'4" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Separate Entrance, Soaking Tub, Walk-In Closet(s), Wired for Data
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Aug 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6429-33-avenue-nw-calgary-a2341110/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.