8017 34 Avenue NW

Calgary | Active | MLS® A2356433

$899,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**2,090 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

2090 SQFT | MOVE-IN READY | MAIN FLOOR OFFICE | FLAT CEILING | HEATED DOUBLE CAR GARAGE | BUILT-IN KITCHENAID APPLAINCES | FULLY FENCED AND LANDSCAPED | FULLY UPGRADED Welcome to this exceptional pre-construction semi-detached home in the highly desirable and evolving community of Bowness, offering over 2,900 square feet of meticulously crafted living space that perfectly balances sophisticated urban convenience with outdoor adventure. Built with a durable Hardy exterior and loaded with high-end upgrades from top to bottom, the main level features 10 foot ceilings, wide-plank hardwood and tile flooring, a dedicated home office with custom-built bookshelves, a main-floor bar with custom cabinetry, an inviting living room centered around a cozy fireplace, and a chef's kitchen equipped with maple cabinetry, a massive central island, quartz countertops, and a top-tier KitchenAid appliance package. The 9ft upper level showcases an open-riser staircase with a modern glass railing leading to three spacious bedrooms-each featuring custom feature walls-and a primary retreat with dramatic vaulted ceilings, a massive walk-in closet, and a spa-inspired 5-piece ensuite featuring luxurious heated flooring, a standalone tub, and a luxury 5-faucet shower. Adding incredible versatility for extended family or rental income, the fully finished lower level consists of a fully self-contained 2-bedroom legal suite with its own private exterior entrance, independent laundry, 9-foot ceilings, quartz countertops, and the same high-end finishes as the rest of the home. Outdoors, residents can enjoy a fully fenced and landscaped backyard, a heated double-car detached garage with an EV charger plug included, and prime proximity to Bowness Park, WinSport, Bowmont Park, and the Bow River pathways, with both units currently available for purchase (8015)

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356433
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:	2,090 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
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:	5960AM
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Gas Range, Built-In Oven, Dishwasher, Refrigerator, Washer/Dryer
Inclusions:	Electric Range, Refrigerator, Dishwasher, Washer/Dryer in Basement, EV Charger
Restrictions:	None Known
Main Floor	Dining Room · 9'8" × 8'5" ·
Main Floor	Foyer · 9'10" × 9'8" ·
Main Floor	Kitchen · 16' × 9'8" ·
Main Floor	Living Room · 14'2" × 12'9" ·
Main Floor	Mud Room · 7'2" × 5'8" ·
Main Floor	Office · 12'7" × 8' ·
2nd Floor	Bedroom · 13'9" × 11'10" ·
2nd Floor	Bedroom · 13'11" × 9'7" ·
2nd Floor	Laundry · 8'9" × 5'5" ·
2nd Floor	Bedroom - Primary · 19'8" × 12'5" ·
2nd Floor	Walk-In Closet · 8'9" × 6'11" ·

Basement	Bedroom · 13'3" × 9' ·
Basement	Bedroom · 11'2" × 11'2" ·
Basement	Kitchen · 15'3" × 10' ·
Basement	Laundry · 5'1" × 3'3" ·
Basement	Living Room · 15'3" × 13'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line
Patio And Porch Features:	None
Lot Features:	Back Lane, City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8017-34-avenue-nw-calgary-a2356433/

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.