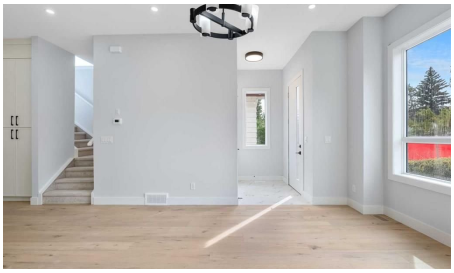
8308 34 Avenue NW

Calgary | Active | MLS® A2348263

$879,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2024**	**1,932 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

NEW PRICE ALERT! Welcome to this beautifully designed, new-build, semi-detached home in the heart of Bowness! Offering nearly 2,800 livable square feet, from top to bottom, including a fully finished LEGAL basement suite, it also features a double-detached garage and notable curb-appeal! The bright, modern main level features open-concept layout designed for both everyday living and entertaining. The kitchen features a central island with breakfast bar, custom cabinetry and there's also separate dining and living room areas - ideal for daily living. A rear-entrance mudroom allows you to store your seasonal clothing and there's also a convenient half-bath nearby. Upstairs you'll find 3 spacious bedrooms, including a well-appointed Primary retreat with vaulted ceiling and large walk-in closet. The 5 piece primary ensuite bath features glass shower, separate soaker tub and his + hers vanities. There's also a 4-piece guest bath and laundry room nearby as well. The lower level (also accessible by separate entrance) offers a completely separate legal suite with its own bedroom, kitchen, large living area, a 4-pc bathroom and stackable laundry - creating opportunity for rental income (mortgage helper), investors, extended family or multi-generational living. Outside, the private backyard is already fenced and landscaped, there's a built-in BBQ gas line, and the double-garage allows for storage and parking your vehicle out of the elements! Enjoy easy access to Bowness Park and being close to established schools, transit, local shops, restaurants, pathways and quick access to downtown Calgary or out West to the Rocky Mountains. *Note: Some images have been staged with virtual furnishings*

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348263
Bedrooms	4
Bathrooms	4
Year Built	2024
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:	1,932 sq. ft.
Main Level Finished Area:	938 sq. ft.
Upper Level Finished Area:	994 sq. ft.
Below Grade Finished Area:	840 sq. ft.
Lot Area:	6,006 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2610952
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Inclusions:	Basement Stove, Basement Dishwasher, Basement Refrigerator, Basement Stacked Washer + Dryer
Restrictions:	Rental, See Remarks
Main Floor	Dining Room · 13'10" × 13'5" ·
Main Floor	Kitchen · 16'5" × 15'9" ·
Main Floor	Living Room · 14'8" × 13'8" ·
Main Floor	Mud Room · 8'2" × 5'11" ·
Upper Level	Bedroom - Primary · 15'2" × 13' ·
Upper Level	Bedroom · 14'3" × 11'5" ·
Upper Level	Bedroom · 13'2" × 9'11" ·
Upper Level	Laundry · 5'9" × 5'5" ·
Upper Level	Walk-In Closet · 9'1" × 6'8" ·

Basement	Bedroom · 10'7" × 9'3" ·
Basement	Kitchen · 11'9" × 6'3" ·
Basement	Game Room · 19'10" × 12'11" ·
Basement	Furnace/Utility Room · 11'8" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Kitchen Island, Separate Entrance, Vaulted Ceiling(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, Rear Porch
Lot Features:	Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8308-34-avenue-nw-calgary-a2348263/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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