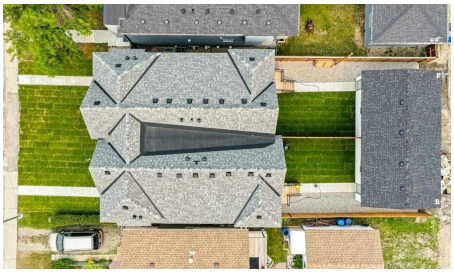
8310 34 Avenue NW

Calgary | Active | MLS® A2337646

$879,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2024**	**1,950 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Realty Professionals

A closer look

OPEN HOUSE NOVEMBER 28TH 3:00 PM TILL 5:00 PM. LIVE UP RENT DOWN LUXURY and 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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337646
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:	1,950 sq. ft.
Main Level Finished Area:	945 sq. ft.
Upper Level Finished Area:	1,005 sq. ft.
Below Grade Finished Area:	850 sq. ft.
Lot Area:	322 sq. ft.
Lot Frontage:	25'
Lot Details:	25x120
Front Exposure:	West
Unit Exposure:	West
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:	1
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	0
Plan:	5960AM

Heating:	Central, High Efficiency, ENERGY STAR Qualified Equipment, Fireplace(s), 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:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Insert, Living Room, Tile, Zero Clearance
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Convection Oven, Dishwasher, Dryer, Electric Oven, Gas Cooktop, Microwave Hood Fan, Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Refridgerator in bsmt, Dishwasher in basement
Restrictions:	None Known, Rental
Main Floor	Dining Room · 15' × 13'7" ·

Main Floor	Kitchen · 16'9" × 15'10" ·
Main Floor	Mud Room · 8'3" × 6' ·
Main Floor	Living Room · 13'6" × 13'6" ·
Main Floor	Bedroom - Primary · 15'6" × 13'3" ·
2nd Floor	Bedroom · 14'3" × 11'7" ·
2nd Floor	Bedroom · 13'6" × 10' ·
2nd Floor	Walk-In Closet · 9'8" × 6'9" ·
Basement	Kitchen · 11'11" × 7' ·
Basement	Bedroom · 10'8" × 9'2" ·
Basement	Living/Dining Room Combination · 19'9" × 13' ·
Basement	Furnace/Utility Room · 12' × 5'4" ·
Basement	Laundry · 6'6" × 5' ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Fishing, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior 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
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG

Listed Date:	Aug 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8310-34-avenue-nw-calgary-a2337646/

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