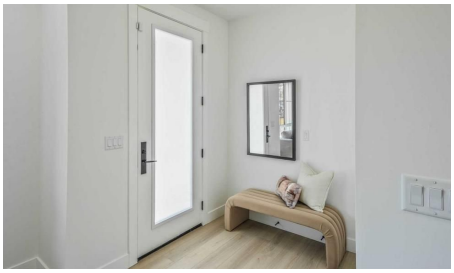
8926 34 Avenue

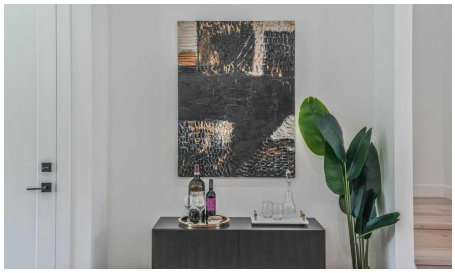
Calgary | Active | MLS® A2350893

$879,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**2,017.07 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by AMG Realty

A closer look

Welcome to this architectural marvel located in the vibrant, inner-city NW community of Bowness. Offering over 3,000 square feet of meticulously designed, brand-new living space, this custom-built property perfectly balances executive family living with lucrative income potential. Step inside to an expansive main floor characterized by soaring 9-foot ceilings that carry through all three levels of the home. The main floor boasts bespoke custom built-ins, a formal dining room, and a sun-drenched living room. At the heart of the home is the chef's kitchen, featuring premium custom cabinetry and high-end finishes. A separate family room provides the perfect intimate setting for daily relaxation. Upstairs, discover three generously sized bedrooms and 2.5 bathrooms. The master retreat is a private oasis, featuring a spa-like ensuite equipped with cozy in-floor heating, a therapeutic steam shower, and a smart bidet toilet. The fully finished, legal basement suite features its own independent entrance, separate utility setup, and matching 9-foot ceilings. This high-end legal suite includes a full kitchen, a spacious living area, two bedrooms, and a full 4-piece bathroom. It is the ultimate setup for a premium rental in a high-demand NW location, multi-generational living, or a massive mortgage helper. The property is complete with a detached double car garage, offering secure parking and excellent storage. Enjoy the unbeatable Bowness lifestyle-just minutes from Bowness Park, the Bow River pathways, excellent local schools, boutique shops, and quick access to COP (Winsport) and the mountains. Book your showing today before its gone!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350893
Bedrooms	5
Bathrooms	4
Year Built	2025
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:	2,017.07 sq. ft.
Main Level Finished Area:	928.38 sq. ft.
Below Grade Finished Area:	789.82 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	2
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2025 (Age: 1)
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:	2610061
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	Yes

Flooring:	Ceramic Tile, Laminate
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 14'4" × 6'5" ·
Main Floor	Kitchen · 15'8" × 15'7" ·
Main Floor	Family Room · 14'4" × 10'11" ·
Main Floor	Living Room · 14'3" × 11'4" ·
2nd Floor	Bedroom · 9' × 7'11" ·
2nd Floor	Bedroom · 11' × 10'1" ·
2nd Floor	Laundry · 6'7" × 6' ·
2nd Floor	Bedroom - Primary · 18'3" × 13'3" ·
2nd Floor	Walk-In Closet · 8'10" × 7'1" ·
Basement	Bedroom · 12'9" × 9'11" ·
Basement	Bedroom · 12'9" × 7'11" ·

Basement	Kitchen · 15'1" × 10'7" ·
Basement	Laundry · 9'6" × 5'9" ·
Basement	Game Room · 12'10" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Soaking Tub, Steam Room, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC-G
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8926-34-avenue-calgary-a2350893/

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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.