$939,000 - 8716 34 Avenue Nw, Calgary

MLS® #A2259265

$939,000
5 Bedroom, 4.00 Bathroom, 1,982 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Discover the epitome of modern living in this impeccably located home! Nestled on a quiet street, steps from Bowness Park and next to a school, this 5-bedroom, 3.5-bath residence offers over 2700 sqft of luxury. The home showcases countless upgrades, including a CUSTOM UPGRADED QUARTZ BACKSPLASH throughout. The gourmet kitchen features a stainless steel KitchenAid package with built-in wall oven & microwave, double-door fridge with waterline, dishwasher, custom canopy hood fan, plus a large island with custom slat design and quartz waterfall, pantry, pull-outs, quartz counters, under-cabinet lighting, and custom cabinetry. The main floor also includes a formal dining area, living room with custom built-ins & fireplace, and a designer mudroom with bench & storage. Upstairs, youâ€™ll find two spacious bedrooms, a laundry room with sink, a full bath, a bonus room with 10ft tray ceiling, and a luxurious master retreat with 10ft tray ceiling, a vast custom walk-in closet, and a spa-inspired ensuite featuring a freestanding tub, double vanity, and custom-tiled shower. The fully developed LEGAL basement suite offers spacious open-concept living with a bright living room enhanced by a large window, a dining area, and a custom kitchen complete with quartz backsplash, microwave hoodfan, breakfast bar, and ample counter space. It also features two large bedrooms, stacked laundry, and a full bathroom with a tiled surround shower. Exterior highlights

include custom concrete steps, walkways, and patio, full landscaping, new fencing, BBQ gasline, and a private backyard area designed for basement tenants to enjoy. Additional features: 9ft ceilings on all levels, 8ft doors, flat painted ceilings (main & upper), knockdown basement ceilings, smart home wiring, upgraded lighting, custom faucets, central vac rough-in, AC rough-in, and CAT 5 wiring. A true blend of craftsmanship and intelligent design, this home is a must-see. Donâ€™t miss this opportunityâ€”next door unit 8718 is also available!

Built in 2025

Essential Information

MLS® #	A2259265
Price	$939,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,982
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8716 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R7

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, On Street, Oversized
# of Garages	2

Interior

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, See Remarks, Smart Home, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound, Tray Ceiling(s), Wired for Data
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	High Efficiency, Forced Air, Natural Gas, Humidity Control
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	14
Zoning	RC-G

Listing Details

Listing Office	Century 21 Bravo Realty

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