

\$924,900 - 8308 34 Avenue Nw, Calgary

MLS® #A2225303

\$924,900

4 Bedroom, 4.00 Bathroom, 2,173 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

OPEN HOUSE TODAY SUNDAY JUNE 1ST
NOON TILL 2:00 PM. BEVERAGES WILL BE
SERVED. POSSESSION LATE SEPT 2025

Built in 2025

Essential Information

MLS® #	A2225303
Price	\$924,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,173
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	8308 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1R2

Amenities



Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2

Interior

Interior Features	Bar, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Garage Control(s), Microwave, Oven-Built-In, Range Hood
Heating	Central, High Efficiency, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle, Stone, Tile, Zero Clearance
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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