

\$939,000 - 8716 34 Avenue Nw, Calgary

MLS® #A2259265

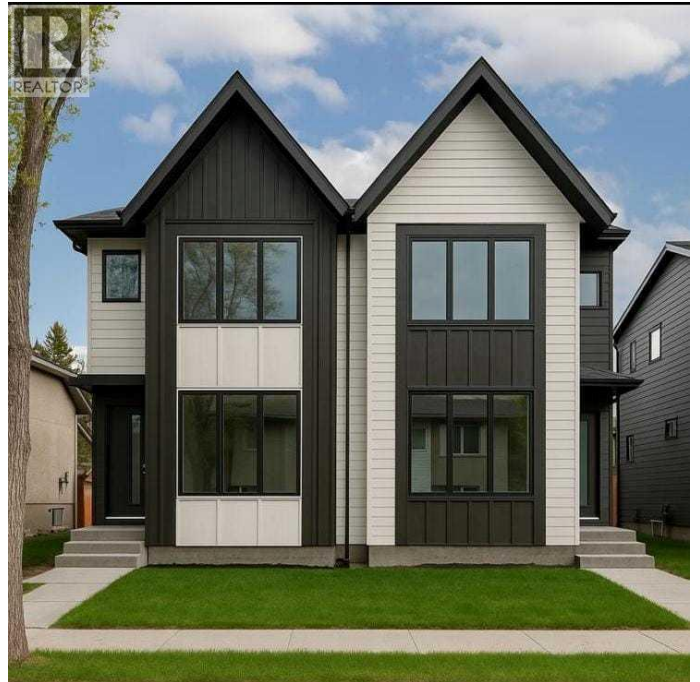
\$939,000

5 Bedroom, 4.00 Bathroom, 1,982 sqft

Single Family 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, you'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! (id:6289)

Built in 2025

Essential Information

Listing #	A2259265
Price	\$939,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,982
Acres	0.07
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	8716 34 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1R7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	See remarks, Back lane, PVC window, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2



Parking	Detached Garage, Oversize, Street
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Range, Dryer, Microwave, Microwave Range Hood Combo, Hood Fan, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air, Other
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Concrete
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bravo Realty
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