

\$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

Coming Soon

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

Interior Features	Bar, Double Vanity, 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), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Dry Bar, Tray Ceiling(s)
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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
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Heating	Central, High Efficiency, ENERGY STAR Qualified Equipment, Make-up Air, Fireplace Insert, Fireplace(s), Forced Air, Natural Gas, See Remarks
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Cooling	None
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Insert, Living Room, Mantle, Stone, Tile, Zero Clearance
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Has Basement	Yes
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Basement	Exterior Entry, Finished, Full, Suite
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Exterior

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

Date Listed	May 27th, 2025
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Days on Market	2
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Zoning	R-CG
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Listing Details

Listing Office	RE/MAX Realty Professionals
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