

\$899,900 - 6416 34 Avenue Nw, Calgary

MLS® #A2223354

\$899,900

5 Bedroom, 4.00 Bathroom, 1,986 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

*** OPEN HOUSE - Saturday, Aug. 9, 3:30-5:30pm *** Sleek, Stylish, and Thoughtfully Designed – Welcome to 6416 34 Ave NW! From the moment you arrive, this home makes an impression. Modern curb appeal, a quiet tree-lined street, and a location that offers the perfect balance of city convenience and nature's tranquility. Step inside, and you'll instantly feel the elegance in every detail. The dining room sets the stage – an inviting space with designer lighting that creates the perfect ambiance, whether it's a casual brunch or a lively dinner party. The kitchen is an absolute showstopper, featuring ceiling-height custom cabinetry, gleaming quartz countertops, and a large island that serves as the heart of the home. Whether you're a gourmet chef or a takeout connoisseur, this space is as functional as it is beautiful. Flowing seamlessly from the kitchen, the living room is warm and welcoming, centred around a stunning full tile-surround fireplace with expansive windows on either side that bring in gorgeous natural light and a view of the backyard. A space like this just feels good – cozy yet sophisticated, perfect for quiet nights or entertaining guests. Tucked away at the back of the home, the mudroom is designed for real life, with custom storage, and a sleek tiled floor that stands up to Calgary's seasons. Right next to it, the powder room feels upscale and refined – no detail overlooked. Head upstairs, and the luxury continues. The primary suite is a true



retreat, with soaring ceilings, a large walk-in closet, and an ensuite thatâ€™s pure indulgence. A fully tiled shower with steam rough-in, heated floors, a soaker tub built for long, relaxing evenings, and dual vanities with quartz countersâ€”this is the kind of space that makes every morning feel like a spa day. Two additional bedrooms, both bright and spacious, share a modern 4-piece bathroom with chic finishes. The laundry room is equally impressive, complete with a quartz folding counter, built-in cabinetry, and a deep sinkâ€”because practical should still be beautiful. And letâ€™s not forget the fully self-contained 2-BEDROOM LEGAL BASEMENT SUITE (subject to permits and approvals by the city). With its own private entrance, it offers a full kitchen with quartz counters and ceiling-height cabinets, a spacious living area, two generous bedrooms, and a sleek 4-piece bath with a full tile surround. Whether itâ€™s for extended family, guests, or rental income, this space adds incredible value. To top it all off, this home sits in a prime locationâ€”steps from the Bow River pathways, minutes to Winsport, U of C, and downtown. Youâ€™re surrounded by parks, shops, and some of the best local cafÃ©s in the city. Disclaimer: The photos are from the show suite.

Built in 2025

Essential Information

MLS® #	A2223354
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.07

Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	6416 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1N1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Double Vanity, Quartz Counters, Recessed Lighting, Sump Pump(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 26th, 2025
Days on Market 75
Zoning R-C2

Listing Details

Listing Office RE/MAX House of Real Estate

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