

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

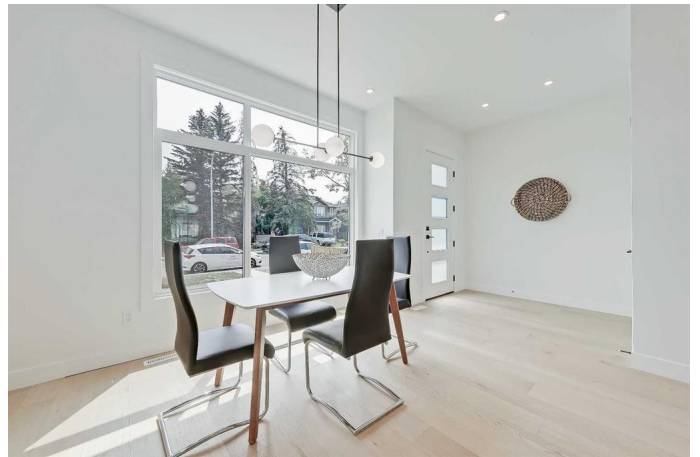
MLS® #A2223354

**\$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        74  
Zoning                      R-C2

**Listing Details**

Listing Office            RE/MAX House of Real Estate

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