

\$925,000 - 6416 34 Avenue Nw, Calgary

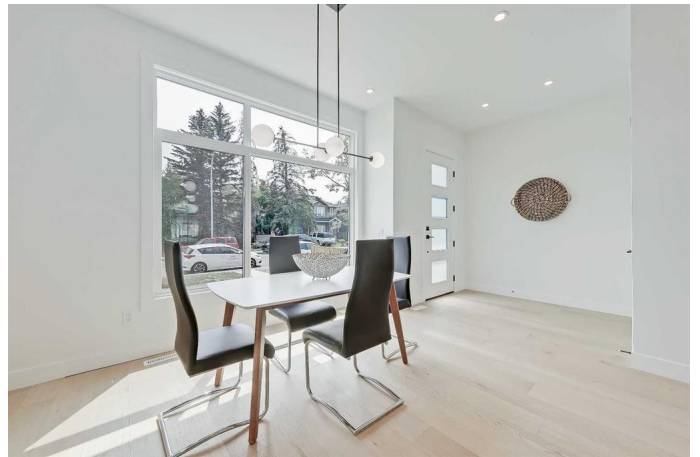
MLS® #A2223354

\$925,000

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

Bowness, Calgary, Alberta

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 that'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 counters—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 sink—because practical should still be beautiful. And let’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 it’s for extended family, guests, or rental income, this space adds incredible value. To top it all off, this home sits in a prime location—steps from the Bow River pathways, minutes to Winsport, U of C, and downtown. You’re surrounded by parks, shops, and some of the best local caf s in the city. Disclaimer: The photos are from the show suite.

Built in 2025

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2223354 |
| Price | \$925,000 |
| 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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), 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 | Exterior Entry, Finished, Full, Suite |

Exterior

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

Additional Information

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|----------------|----------------|
| Date Listed | May 26th, 2025 |
| Days on Market | 22 |
| Zoning | R-C2 |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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