

**6416 34 Avenue NW  
Calgary, Alberta**

**MLS # A2223354**



**\$925,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,986 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Basement Appliances: Fridge, Electric Stove, Dishwasher, OTR Microwave & Hoodfan

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&mdash;because practical should still be beautiful. And let&rsquo;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&rsquo;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&mdash;steps from the Bow River pathways, minutes to Winsport, U of C, and downtown. You&rsquo;re surrounded by parks, shops, and some of the best local caf&eacute;s in the city. Disclaimer: The photos are from the show suite.