

# \$910,000 - 6414 34 Avenue Nw, Calgary

MLS® #A2193807

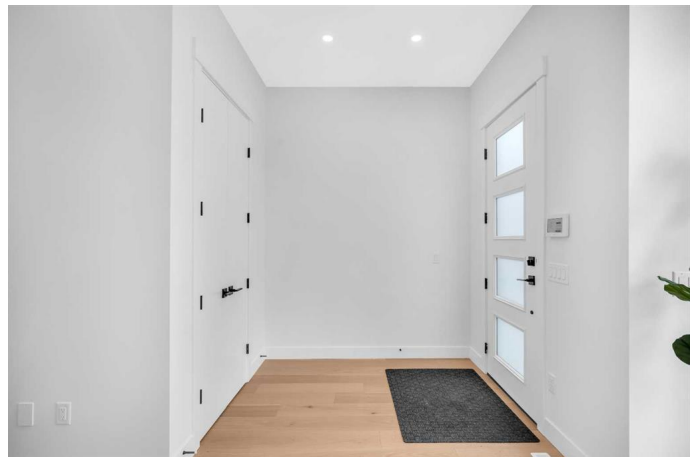
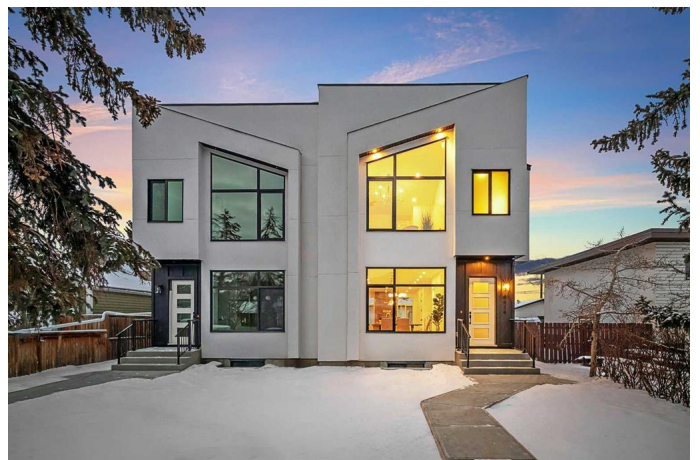
**\$910,000**

5 Bedroom, 4.00 Bathroom, 2,026 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Sleek, Stylish, and Thoughtfully Designed – Welcome to 6414 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.

Built in 2025

**Essential Information**

MLS® #	A2193807
Price	\$910,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,026
Acres	0.07
Year Built	2025
Type	Residential

Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	6414 34 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1N1

### 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, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Electric Cooktop
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

Date Listed	February 17th, 2025
Days on Market	58
Zoning	R-C2

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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