



**7104 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2292184**



**\$685,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to stylish living in Bowness, where space, comfort, and location come together. This beautifully designed 3-bedroom, 2.5-bath duplex offers over 1,800 sq ft above grade, giving you the room to live, work, and entertain while staying connected to everything northwest Calgary has to offer. The main floor welcomes you with warm hardwood flooring and a bright, open layout designed for both everyday living and entertaining. The kitchen is the heart of the home, featuring granite countertops, stainless steel appliances, a gas stove, and generous cabinetry, making it a perfect place to cook, gather, and connect. Just steps away, the dining room offers plenty of seating space and built in cabinetry. The living room invites you to unwind beside the gas fireplace, creating a cozy focal point for relaxing evenings. Upstairs, the primary suite provides a comfortable retreat complete with a double vanity ensuite, stand-up shower, and a deep soaker tub, offering a spa-like space to start or end your day. Two additional bedrooms, a full bathroom, and the convenience of upstairs laundry make the second floor practical for both families and professionals alike. The partially finished basement with bathroom rough-in gives you room to expand as your needs evolve—ideal for a future gym, media space, or guest room. Outside, the large backyard with exposed concrete patio creates the perfect setting for summer evenings, BBQs, or relaxing after a day exploring the neighbourhood. A double detached garage adds everyday convenience and valuable storage. Location truly completes the package. You’re just minutes from shopping, restaurants, and daily essentials, with excellent access to major roadways for an easy commute. Outdoor enthusiasts will appreciate being close to Canada Olympic Park and the gateway to the mountains, making weekend adventures

effortless. If you're looking for a home that combines modern finishes, functional space, and unbeatable access to both city life and outdoor recreation, this Bowness duplex delivers a lifestyle that's hard to match. Book your showing and see why this home is the perfect next move.