



GRASSROOTS
REALTY GROUP

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7615 36 Avenue NW
Calgary, Alberta

MLS # A2308209



\$629,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Concrete Driveway, Double Garage Detached, Off Street, Overs		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vinyl Windows		

Inclusions: Note: Basement suite appliances: Fridge, Electric Range & Hoodfan. Main Floor Appliances: Gas Rang, Fridge, Dishwasher, Microwave/Hoodfan Combo Unit. Garage door opener without remotes. Common Area: Washer & Dryer. Outside: Large Shed.

Welcome to this renovated and updated home on a quiet street in Bowness. Inside you are greeted to newer mocha stained hardwood floors, open concept design with a custom maple kitchen, granite counters & undermount twin sinks, gas stove, black appliances, corner pantry & tons of storage. Wonderful renovated main bath has a deep soaker tub and tile flooring. Two well-sized main floor bedrooms with vinyl plank flooring. Upgraded vinyl windows, hot water tank (Feb ’24), furnace (October ’25), and doors and asphalt shingles roof all updated. The basement is suited (illegal) with separate entrance with a kitchen, bath with large shower, and 2 bedrooms with newly installed carpet. Laundry is located in a shared area in mud room. The large south facing back yard features a large deck and storage shed, 24’ x 22’ garage facing back lane and RV parking (two spots). This is a great investment property which was recently rented for \$3,050 (plus utilities). Conveniently located near parks, recreation facilities, Schools and shopping & easily accessible out of town too. Surrounded by many newly built homes and townhouses.