



**7609 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2320181**

**\$614,900**



<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,033 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Private, Se		

<b>Heating:</b>	Mid Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<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-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Separate Entrance		

**Inclusions:** Shed

The secondary unit has been upgraded, inspected and REGISTERED AS SAFE by the city's strict guidelines! This upgraded home is perfect as a double income rental unit or a great purchase for a small family who need a mortgage helper. First 6 photos are virtually staged. The bright, clean home is move-in ready with new windows throughout, new flooring, fresh paint, NEW FURNACE and hot water tank -- nothing needs to be done! Both upstairs and down have a generous living room with 2 bedrooms up and one massive one downstairs. The 5 piece bath upstairs and the complete four piece bath down stairs have been upgraded. The house is on a quiet street half way between the superstore/shopping area and the park! A perfect location with access to playgrounds, all manner of schools, bus routes, easy exit to the mountains, Sarcee Trail, and the ring road. The south facing backyard is very large and has a lot of room for extra parking and an oversize double garage if wanted in the future.