



7312 36 Avenue NW
Calgary, Alberta

MLS # A2321002



\$795,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,420 sq.ft.	Age:	1946 (80 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Primary Downstairs, Separate Entrance, Vinyl Windows		

Inclusions: Fridge (2), Stove (2), Dishwasher, Hoodfan (2), window coverings, garage door opener with remote, Washer (2), Dryer (2), window A/C (as is), freezer

WHAT AN OPPORTUNITY! Rarely do properties like this become available in the heart of Bowness—featuring TWO SELF-CONTAINED HOMES ON ONE LOT (50x122ft) plus a detached double garage with 220V wiring. Situated on a quiet, mature tree-lined street, this unique property enjoys an exceptional location near multiple schools, daycares, parks, and everyday amenities. You're within walking distance to Bow River Landing, Superstore, and local shopping, while the University of Calgary, Foothills Hospital, Alberta Children's Hospital, Calgary Farmers' Market West, and downtown Calgary are all just minutes away. The original residence has been extensively renovated over the years and completely reimagined with an open-concept layout featuring one spacious bedroom on the main level and another bedroom downstairs plus an oversized music room that has been fully soundproofed. Upgrades include updated insulation in the walls and ceilings, a newer roof (approximately 3 years old), and a massive south-facing deck complete with a gas line for BBQs and outdoor entertaining. The true standout feature is the fully self-contained second home that was thoughtfully added to the property, creating an ideal setup for multi-generational living, investors, or homeowners seeking an incredible mortgage helper. This bright and modern residence offers 2 large bedrooms (locate din lower level), 2 bathrooms, a beautifully updated kitchen, brand new windows, hardwood and tile flooring, knockdown ceilings, dimmable pot lighting throughout, and its own sunny south-facing deck. Whether you're looking for an investment property, a flexible living arrangement for extended family, or a unique opportunity to offset your mortgage with additional income, this property delivers possibilities that are increasingly difficult to find in Calgary's market. Located in

one of Calgary's most rapidly evolving communities, Bowness continues to benefit from significant redevelopment, strong land appreciation, and ongoing investment. Surrounded by newer homes on a wider-than-average street and lane, this is a rare chance to secure a truly distinctive property in a sought-after location. Don't miss your opportunity to own one of Bowness' most unique offerings.