



GRASSROOTS
REALTY GROUP

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7311 35 Avenue NW
Calgary, Alberta

MLS # A2324962



\$645,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,025 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rect		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: Garage heater is included AS IS

Extensively updated throughout, this home offers a long list of significant improvements. In 2019, the kitchen was fully renovated with new appliances, all bathrooms were completely updated, and luxury vinyl flooring was installed throughout the home. Additional upgrades completed that year include new double-pane windows, exterior doors, a new electrical breaker panel, and replacement of all electrical receptacles. More recent improvements include a new deck (2024) and new vinyl siding on the front of the home (2025). These updates provide modern finishes, improved efficiency, and added peace of mind for future owners. Located near the Bow River pathway network and Bowness Park, residents have convenient access to walking and cycling routes, as well as seasonal recreational activities. The area is served by a growing selection of shops, restaurants, cafes, and everyday amenities, with schools, parks, and services within walking distance. Direct access to Stoney Trail and Highway 1 supports efficient travel throughout Calgary, convenient commuting to downtown, and straightforward access to the Rocky Mountains.