



GRASSROOTS
REALTY GROUP

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7343 36 Avenue NW
Calgary, Alberta

MLS # A2333323



\$529,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey Split, Attached-Side by Side		
Size:	1,053 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Zero Lot Line		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed, Stackable Washer/Dryer, Refrigerator, Electric Stove, Dishwasher

Welcome to this exceptional bi-level half duplex in the desirable community of Bowness, offering incredible versatility and income potential with its fully self-contained basement legal suite. ACT QUICKLY AND OWN BOTH SIDES OF THE DUPLEX!!! The main floor features an open living area centered around a cozy fireplace, seamlessly flowing into a dedicated dining area, perfect for family meals and hosting guests. The functional kitchen offers ample cabinet and counter space, complemented by convenient main-floor laundry, a 4-piece bathroom, a secondary bedroom, and a spacious primary bedroom complete with a private walk-in closet. Downstairs, the self-contained basement legal suite includes a fully equipped kitchen, a large recreation room, a 4-piece bathroom, an additional bedroom, and a second primary bedroom with its own walk-in closet. The utility and laundry spaces share a efficient combined room for maximum convenience. Large bi-level windows ensure the lower level is filled with natural light throughout. Outside, enjoy a shared front yard and a private, fully fenced backyard. Located just minutes from Bowness Park, the Bow River, local amenities, and easy transit access.