



GRASSROOTS
REALTY GROUP

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7409 37 Avenue NW
Calgary, Alberta

MLS # A2349302

\$474,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,008 sq.ft.	Age:	1969 (57 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Flat, Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: There are 2 refrigerators included

OPEN HOUSE Friday, 23rd October from 4:00 - 5:30 pm. Look no further. Discover this opportunity to own a thoughtfully designed 1/2 duplex within Calgary's vibrant Bowness community. Situated in an incredible location within the community, this home provides ample space and versatility for a growing family, first time buyer or for those seeking an investment property. Situated in NW Calgary, this duplex offers a tranquil setting while remaining conveniently close to essential amenities and outdoor recreation. With a total of 1840.40 square feet of developed living space, with 1008.3 square feet above grade and another 832.1 square feet below grade, this residence boasts five bedrooms and two full bathrooms, ensuring everyone has their own space. The main floor offers a bright kitchen, dining area and living room with access to a great size deck for you to enjoy your morning coffee. You'll appreciate the finished basement which offers a secondary kitchenette and family room providing additional living and entertainment possibilities including a dedicated laundry / mechanical room and extra storage. Outside you will enjoy your own landscaped and fenced private, fully fenced south-facing backyard — an ideal space to unwind and entertain, or to let your kids and pet's simply play. Convenient back lane access with a double-parking pad provides off street parking and enough space to build a future double garage. This home is located steps away from Bowcroft Elementary School offering a German Bilingual Program and Thomas B Riley Junior High School. Our Lady of Assumption School (Kindergarten through Grade 9) is also close by as are playgrounds, grocery stores, unique shops, restaurants, walking/bike paths and city transit. The community is home to beautiful Bowness Park and offers a quick commute to Alberta Children's and Foothills

Hospitals, University of Calgary, University District, Market Mall and to the city's scenic Bow River pathway system & Bowmont Park & Canada Olympic Park. Community also provides quick access to major routes, Downtown Calgary and a quick exit from the city for weekend escapes to the Rocky Mountains. This home is more than just a place to live—it's a place to thrive. Note: Some photos have been virtually staged.