

\$649,000 - 6512 36 Avenue Nw, Calgary

MLS® #A2108909

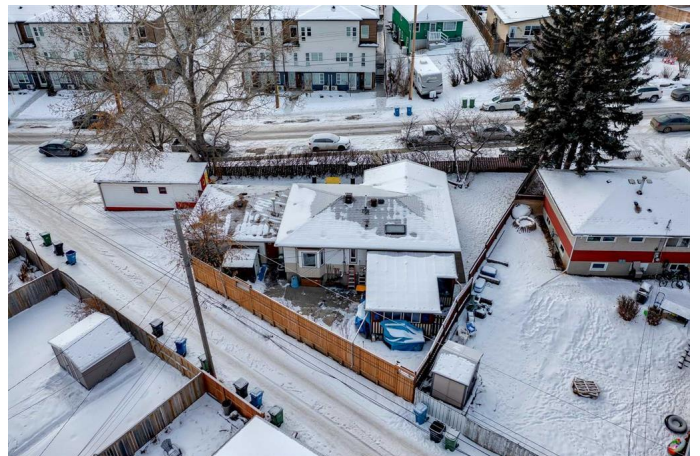
\$649,000

3 Bedroom, 2.00 Bathroom, 1,025 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

OPEN HOUSE: Saturday, April 20 & Sunday, April 21, 2-4 pm. Get ready to downsize to your future home in the trendy community of Bowness! Situated on a massive pie lot with R2 zoning, this well-loved & cared-for bungalow is ideal for empty-nesters, those looking to downsize, or families with older teens seeking independence. An open-concept design, the main level of this home features a large, south-facing window with newly painted walls. The UPDATED KITCHEN features new cabinetry, quartz countertops and all GE S/S appliances, including a brand-new GE dishwasher. The kitchen island with lots of storage features a brand new GENAIR GAS COOKTOP RANGE and a built-in PET HYDRATION STATION. The fully renovated main-level 4PC SPA INSPIRED bathroom features a BRAND-NEW MAYA BATH COMBINATION STEAM SHOWER with a jetted tub, high-efficiency 5KW steam engine, 12" digital TV, touchscreen control panel, Bluetooth compatibility, and so much more! The LARGE MASTER BEDROOM features south-facing windows, lots of closet space and can easily fit a king-size bed. The second bedroom with bay window seating can easily be doubled as the main level office. The LOWER LEVEL of the home is the QUINTESSENTIAL TEEN™S SPACE or perfect for those overnight guests as it features a second 4pc bathroom, third bedroom, and rec room area with built-in bookshelves and an electric fireplace. Move



outside to experience this home's most UNIQUE and CHARMING FEATURE, the PRIVATE OUTDOOR OASIS. Perfectly landscaped featuring bedding perennials, a heavily tree-lined outer fence perimeter for added privacy and under-ground sprinkler system throughout, this yard has been thoughtfully designed to allow for the ultimate in outdoor YEAR-ROUND ENTERTAINING for both people and pets (YOUR PUP(S) WILL LOVE THE ENCLOSED DOG RUN AREA WITH DRAINAGE SYSTEM!) The south-facing front yard features a large grass area and cement patio, allowing you and your friends to enjoy long summer days in the sun. The back of the house, the COVERED SUNROOM, featuring dual gas BBQ hookups, allows for you to move the party outback when the sun goes down. The DOUBLE DETACHED HEATED GARAGE and separate SINGLE CAR GARAGE with attached workshop will be the highlight for all your outdoor toys and the handyman in the family. Just when you think this home could not offer anything more, it also features: NEW FURNACE (2021), NEW ROOF ON HOME AND DOUBLE GARAGE (2022), BOSCH TANKLESS HOT-WATER ON DEMAND SYSTEM, WATER AUTO SENSOR SHUT-OFF, AND ELECTRICAL PANEL UPGRADE TO 200AMP. THE SECRET BONUS, THE ENTIRE ATTIC HAS BEEN FLOORED WITH ¾" PLYWOOD, IS FULLY INSULATED WHICH ALLOWS FOR EVEN MORE STORAGE. Within walking distance to all major shopping, restaurants and pubs, minutes to Bowness Park, the Bow River, 15 minutes to downtown and one hour to the Rocky Mountains; this home has much to offer and will not last long. Do not be disappointed. Call your favourite realtor and book your showing today.

Built in 1960

Essential Information

MLS® #	A2108909
Price	\$649,000
Sold Price	\$611,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,025
Acres	0.14
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6512 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1T7

Amenities

Parking Spaces	5
Parking	Garage Door Opener, Heated Garage, Triple Garage Detached

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Many Trees, Underground Sprinklers, Pie Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2024
Date Sold	April 29th, 2024
Days on Market	69
Zoning	RC-2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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