

\$649,900 - 7607 35 Avenue Nw, Calgary

MLS® #A2128768

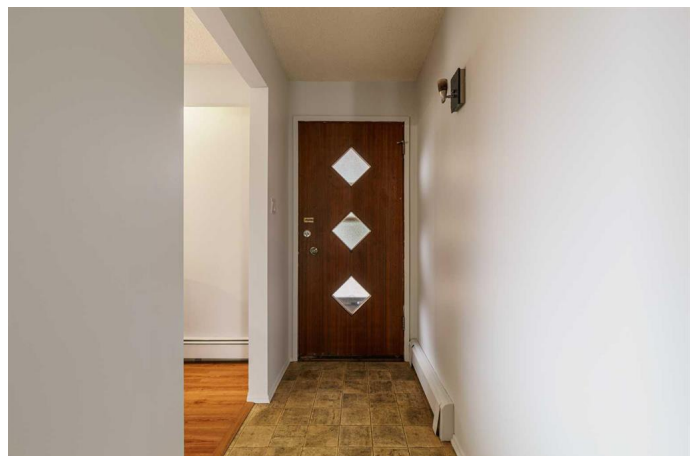
\$649,900

4 Bedroom, 3.00 Bathroom, 1,347 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Pride of ownership is seen in this LARGE, MOVE-IN READY 4-bedroom RAISED BUNGALOW on a quiet street in the established community of Bowness, featuring over 2694 sq ft of developed living space. The roof was recently replaced and SOLAR PANELS added for energy efficiency! This home is just steps away from a neighborhood elementary school, park/playground, and a short walk to public transit. An open concept, generously sized contemporary living room with large picture window adds light and thoughtful design with a beautiful brick WOOD-BURNING FIREPLACE that exudes warmth. The kitchen, with a stainless-steel appliance package, includes an INDUCTION stove; the bright window provides natural light and a great SOUTH backyard view. The eat-in kitchen is a convenient spot for quick meals and the formal dining room is a wonderful gathering place for friends and family, adding both functionality and a warm entertaining space. A growing family can enjoy the 3 SPACIOUS BEDROOMS on the main floor, including a large primary bedroom with a 2-pc ensuite and sliding doors to a PRIVATE BALCONY. The lower level boasts big bright basement windows, flooding the HUGE REC ROOM AND WET BAR with light, and presenting endless opportunities for creating the ultimate entertainment zone, a home office or a fitness space – whatever suits your lifestyle! An additional 4th bedroom plus a separate extra living space with



KITCHENETTE and large common area round out the lower level. A fully functioning SAUNA and a convenient sink in the basement laundry/utility room PLUS an extra storage/work space with COLD ROOM add to the functionality of this home. One of the many highlights of this remarkable property is the convenient, easy back-alley access to a DOUBLE GARAGE, with newer overhead doors. A fully FENCED private SOUTH FACING BACKYARD offers a gorgeous brick patio, GAZEBO with cement pad and electrical hookup for your hot tub - perfect for backyard entertaining with friends and family. This home enjoys a prime location, with easy access to Stoney Trail, Bowness Park, Winsport and the new Calgary Farmer's Market. Book your private showing today!

Built in 1968

Essential Information

MLS® #	A2128768
Price	\$649,900
Sold Price	\$657,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,347
Acres	0.14
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7607 35 Avenue Nw
Subdivision	Bowness

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1T4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Sauna, Wet Bar
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Induction Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Boiler, Electric, Fireplace(s), Natural Gas, Solar
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 11th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Property Solutions Real Estate Group Inc.
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