

# \$689,900 - 7319 37 Avenue Nw, Calgary

MLS® #A2130992

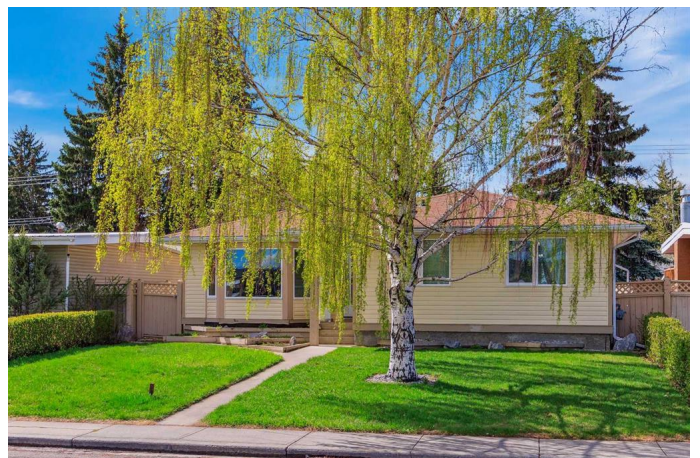
**\$689,900**

4 Bedroom, 3.00 Bathroom, 1,275 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Custom, Custom, Custom!! Welcome to one of only a few select custom built homes constructed in this era, in all of Bowness! Premium R-C2 zoned location on a massive 50x121 south rear lot, offering spectacular views, across from a massive playground and two schools! It is very rare to find an extremely well maintained and pride of ownership expansive 1,275 sqft fully finished bungalow offering, a total of 4 bedrooms, 3 full baths, highlighted by numerous upgrades this home has to offer. The main floor features a large combo kitchen/dining room area accented by beautiful oak cabinets, 3 good sized bedrooms, including a large primary bedroom c/w a full 4-pce ensuite. The fully finished lower level is highlighted by a cozy wood burning fireplace and oak mantle in the family room, the 4th bedroom, large den/storage room, 3-pce bath c/w a walk-in shower and an expansive laundry room. The long list of upgrades include: all new triple pane windows, newer siding and added insulation, newer shingles, newer granite counters, new lower carpets, plus much, much more. Huge 23x23 heated double garage. Beautiful and private south rear fenced yard including a covered deck with and a retractable awning. A short walk to to 3 schools and the new Superstore, two minute drive to Trinity Hills box stores, and Greenwich Farmer's market, 5 minute drive to two hospitals, a short commute to downtown and easy access west to the mountains. Hurry on this one!



Built in 1968

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2130992    |
| Price          | \$689,900   |
| Sold Price     | \$721,995   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,275       |
| Acres          | 0.14        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Sold        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7319 37 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1W7           |

## Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Parking Spaces | 2                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |

## Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Granite Counters, Vinyl Windows                                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Family Room, Gas, Heatilator, Mantle, Wood Burning                                           |
| Has Basement      | Yes                                                                                          |

Basement                      Finished, Full

**Exterior**

Exterior Features      Awning(s), Private Yard  
Lot Description        Back Lane, Back Yard, Landscaped, Rectangular Lot, Treed  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 15th, 2024  
Date Sold                May 27th, 2024  
Days on Market        12  
Zoning                    R-C2  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.