

\$575,000 - 7335 37 Avenue Nw, Calgary

MLS® #A2155996

\$575,000

4 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Classy home, thoroughly renovated, with a charming cottage feel! An archway and curving brick path lead through a custom landscaped low maintenance front yard. The spacious main floor features a living and dining area plus two bedrooms with refinished hardwood flooring! The designer kitchen radiates beauty with oak cupboards, extra counter top/storage area, + newer appliances including a brand new over-the-range microwave! Large newer windows throughout showcase new designer blinds for maximum control of light, temperature and privacy. The master bedroom contains an oversized closet with extra closets nearby. The secondary bedroom is multi functional and includes a new Maytag washing machine plus dryer. The upgraded bathroom shows custom tile surround and flooring by a master craftsman! A monochromatic palette completes the light airy feel of this lovingly cared for home. Enter a unique lower level illegal suite from the main floor or separate entrance. A bright and beautiful extra-large kitchen with oak cupboards and custom tile work opens to the dining, living and den area. Specialized lighting creates an inviting ambience! Two bedrooms, a bathroom with shower, laundry room with washer/dryer, storage room and furnace room complete the lower level. The private fenced back yard with it's large geometric patio and awning is perfect for relaxing and entertaining. The raised garden beds, apple tree and aspen make for very low maintenance. The single garage has



40 year shingles and compliments ample off street parking + plenty of street parking! This property is a must view rare find with excellent opportunity in the thriving community of Bowness with access to several schools!!

Built in 1968

Essential Information

MLS® #	A2155996
Price	\$575,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.07
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	7335 37 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W7

Amenities

Parking Spaces	1
Parking	On Street, Rear Drive, Single Garage Detached

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Window

	Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, See Remarks
Roof	Rubber
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 18th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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