

\$815,000 - 7611 36 Avenue Nw, Calgary

MLS® #A2162287

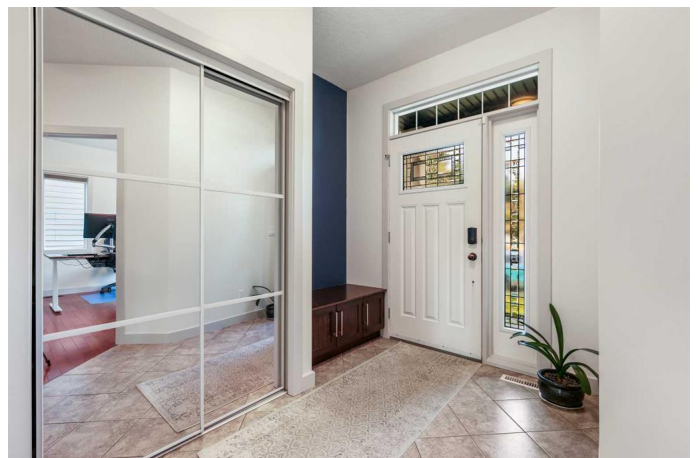
\$815,000

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.08 Acres

Bowness, Calgary, Alberta

Welcome to your dream home in the vibrant community of Bowness! This stunning 2-storey, fully developed residence boasts 4 spacious bedrooms and 3 full bathrooms, perfect for families of all sizes. Nestled on a quiet street, this home features a charming foyer with a welcoming bench, leading to a versatile office/den on the left—ideal for a productive home office. The main floor showcases beautiful hardwood flooring throughout, leading to a modern kitchen equipped with stainless steel appliances, a luxurious granite countertop, an island, and a convenient corner pantry, making it a haven for any home cook. The kitchen seamlessly opens up to the cozy family room, complete with a gas fireplace, perfect for those chilly evenings. Step outside to the spacious backyard, designed for low maintenance, where you can enjoy outdoor gatherings or simply relax. The double detached garage provides ample parking and storage. Upstairs, you will find an impressive primary bedroom featuring a 4-piece ensuite and a separate walk-in closet for all your storage needs. Two additional spacious bedrooms and another 4-piece bathroom offer comfort and privacy, while a convenient laundry room on this level adds to the home's functionality. The developed basement is a fantastic bonus, featuring a 4th bedroom and a full bathroom, making it perfect for guests or older children. The recreational room is a delightful space for family entertainment—ideal for movie nights



or winter playtime. Bowness is a lively community with an array of amenities, including schools, parks, and scenic trails leading to the Bow River for outdoor enthusiasts. With easy access to major roads like Stoney Trail, this home offers the perfect blend of comfort and convenience. Don't miss your chance to own this wonderful property—schedule a viewing today!

Built in 2011

Essential Information

MLS® #	A2162287
Price	\$815,000
Sold Price	\$805,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.08
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7611 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1V2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 20th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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