

# \$849,900 - 7339 37 Avenue Nw, Calgary

MLS® #A2167033

**\$849,900**

4 Bedroom, 4.00 Bathroom, 2,034 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

This stunning new home was completed in 2024 and has been thoughtfully designed to accommodate any lifestyle. Located in the heart of Bowness, across from two schools, this property is perfect for a family, young professionals or investor. Featuring 2 living areas, a den, flex space, 4 bedrooms and 3.5 bathrooms with nearly 3,000 square feet of developed space, this beautiful property has ample space for anyone. Upon entering the home you'll find a large front home office space that overlooks the park - making a bright and comfortable working space. The large kitchen features a suite of built-in appliances, an oversized quartz island, timeless white cabinetry and a separate coffee bar. The kitchen has endless storage space and is the central part of the main level - making this the perfect house for entertaining. The dining area is an extension of the kitchen and opens to the expansive living space. A wall of windows and patio doors allows for natural light to flow through the entire main level all day long and the large living area is complete with a gas fireplace surrounded by built-in cabinetry. A two piece bathroom and built-in bench and storage area complete the main level. Wide stairs with iron spindle railing and wood bannister lead to the second level that is flooded with natural light. The resilient vinyl plank flooring flows throughout the entire upper level - making this the perfect home for those with children and pets. The primary suite overlooks the backyard and has a beautiful



walk-in closet with built-ins throughout. The large 5pc ensuite features a central soaker tub, fully tiled walk-in shower with 10mm glass and an oversized double vanity with plenty of storage. Two more bedrooms, a flex space that is perfect for a reading nook that overlooks the park, a full bathroom and laundry room with sink complete the second level. The fully developed basement has a wet bar, expansive living area with built-in cabinets andÂ electric fireplace, two storage rooms, a large bedroom and full bathroom! This beautifully designed home is a level above your typical new home - with 9' ceilings, 8' doors, additional windows for added natural light and designer finishes throughout, the home's overall feel and aesthetic is a feeling you don't get in many homes. The double detached garage is perfect for keeping your vehicle and valuables safe all year long and the south-facing backyard is perfect for capturing sunshine! Plenty of builder warranty and new home warranty remain with this move-in ready home. \*Floor plans and virtual tour available upon request.

Built in 2024

**Essential Information**

MLS® #	A2167033
Price	\$849,900
Sold Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,034
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Sold

### Community Information

Address	7339 37 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	Bar, No Smoking Home, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Interior Lot, Landscaped, Level, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 26th, 2024
Date Sold	October 9th, 2024
Days on Market	13

Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	Charles
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