\$445,000 - 7709 36 Avenue Nw, Calgary

MLS® #A2175271

\$445,000

3 Bedroom, 2.00 Bathroom, 891 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

Looking for a great investment property or the potential to live up, rent down. This home is an opportunity you will not want to miss! It is a quietly tucked away in the beautiful community of Bowness. This semi detached (half duplex) has a fully fenced private yard, single car garage with extra parking in the back. On the main floor you will find a large kitchen and dining area. There is a living room off the front of the home with a spacious deck out to the front door. There are two good sized bedrooms and a 4 piece bath. The main level also has large windows making this space bright and inviting. The lower level of this home features a kitchenette with a dining area, living room, 3 piece bath and 1 large bedroom. The utility room with laundry hookup is also located on the lower level. There is potential to suite this property with very little additional work, which will be subject to permitting and approval by the City of Calgary. This is an excellent location at an exceptional value.

Built in 1974

Essential Information

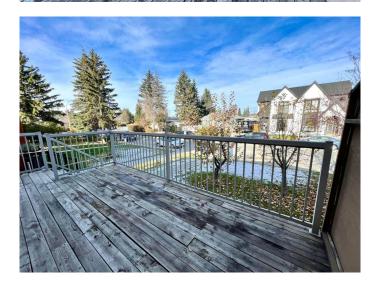
MLS® # A2175271
Price \$445,000
Sold Price \$450,000

Bedrooms 3 Bathrooms 2.00

Full Baths 2







Square Footage 891
Acres 0.07
Year Built 1974

Type Residential

Sub-Type Semi Detached

Style Bi-Level, Side by Side

Status Sold

Community Information

Address 7709 36 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta
Postal Code T3B 1V4

Amenities

Parking Spaces 4

Parking Off Street, Parking Pad, Single Garage Detached

Interior

Interior Features Ceiling Fan(s), Closet Organizers, See Remarks

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard, Garden, Rain Barrel/Cistern(s)

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 26th, 2024

Date Sold November 6th, 2024

Days on Market 11

Zoning R-CG

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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