

\$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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