



## 7611 35 Avenue Calgary Alberta

\$625,000

OPEN HOUSE SATURDAY SEPT. 21 1-3 PM Welcome to 7611, 35th Ave NW, Calgary! Step into a world of possibilities with this charming bungalow, perfectly nestled on a rare RC-2 zoned PIE lot with a HUGE SOUTH-facing backyard. Imagine basking in the warmth of the sun, whether you're hosting a summer BBQ, cultivating your dream garden, or simply enjoying the tranquility of your own private oasis. This delightful home exudes character and comfort, offering 2 cozy bedrooms and a full bathroom on the main floor, plus 2 additional bedrooms and a bathroom downstairs—ideal for families, guests. The inviting layout is just the beginning! Venture outside to discover the large double detached garage, which is heated and spacious enough for all your vehicles, tools, and toys. It's not just a garage; it's a haven for hobbyists and adventurers alike. Located just a stone's throw from the picturesque Bowness Park, this property places you within reach of Calgary's natural beauty. Explore the many amenities along the Bow River, from wading pools and a charming lagoon to boat rentals and the cozy tea house. Take advantage of the expansive network of pathways, complete with washrooms, bookable firepits, and BBQ stands, making outdoor living a breeze. Whether you're looking to settle down or seeking an investment opportunity, this property is brimming with potential and ready to welcome you home! (id:6769)

Other 8.17 Ft x 11.83 Ft

Laundry room 2.33 Ft x 3.08 Ft

Bedroom 9.58 Ft x 11.17 Ft

Bedroom 9.00 Ft x 11.17 Ft

Furnace 4.00 Ft x 10.17 Ft

Recreational, Games room 11.67 Ft x 20.42 Ft

3pc Bathroom Measurements not available

Other 3.67 Ft x 3.92 Ft

Kitchen 11.75 Ft x 13.50 Ft

Living room 11.42 Ft x 16.50 Ft

Primary Bedroom 10.50 Ft x 13.50 Ft

Bedroom 9.75 Ft x 12.08 Ft

Other 3.00 Ft x 3.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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Mirror

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