



7418 36 Avenue Calgary Alberta

\$739,900

Welcome to this beautifully finished and thoughtfully designed original owner two-storey home located in the vibrant and family-friendly community of Bowness. Offering the perfect balance between urban convenience and natural surroundings, this home provides easy access to both downtown Calgary and the majestic Rocky Mountains, making it ideal for commuters and weekend adventurers alike. Situated near schools, parks, public transit, and an array of local amenities, the location is as practical as it is desirable. Step inside to discover a bright and open main floor layout, flooded with natural light and designed for both everyday living and entertaining. The main living area features rich hardwood flooring, a modern color palette, and a seamless flow between spaces. At the heart of the home lies a beautifully appointed kitchen equipped with granite countertops, stainless steel appliances, ample cabinetry, and a central island—perfect for family gatherings or casual dining. The open-concept dining and living areas create a warm and inviting atmosphere for hosting or relaxing with loved ones. Upstairs, you'll find three generously sized bedrooms, including an impressive king-sized primary retreat complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate glass shower. The upper level offers both comfort and functionality for growing families or those needing versatile space. The fully developed lower level adds even more livable square footage and is ideal for recreation, entertainment, or guest accommodation. A spacious rec room is pre-wired for a full home theatre system, and rough-ins are already in place for a wet bar, offering the potential to create the ultimate entertainment zone. A fourth bedroom, a stylish 3-piece bathroom with heated floors, and ample storage complete the lower level, making it...

3pc Bathroom 6.83 Ft x 8.58 Ft

Bedroom 11.67 Ft x 12.50 Ft

Recreational, Games room 15.08 Ft x 27.17 Ft

2pc Bathroom 5.83 Ft x 5.17 Ft

Dining room 9.08 Ft x 12.17 Ft

Family room 12.00 Ft x 17.67 Ft

Living room 10.92 Ft x 13.17 Ft

5pc Bathroom 8.33 Ft x 10.33 Ft

Bedroom 9.50 Ft x 11.92 Ft

Bedroom 9.50 Ft x 15.42 Ft

Laundry room 5.33 Ft x 6.42 Ft

Primary Bedroom 16.08 Ft x 16.42 Ft

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Listing Presented By:



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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca

Kitchen 8.58 Ft x 15.17 Ft

4pc Bathroom Measurements not available