



## 7420 36 Avenue Calgary Alberta

\$625,000

Stylish & Bright Home with LEGAL Basement Suite in Trendy Bowness! This charming detached home in sought-after Bowness offers a rare opportunity with two fully self-contained residences—each with its own private entrance and laundry. Whether you're looking for a mortgage helper rental or a multi-generational living setup, this property has it all. Upstairs, you'll find a beautifully updated 2-bedroom main floor featuring a large, open living space and an oversized kitchen with a butcher block eat-up island, soft-close cabinetry (including hidden dishwasher), tile backsplash, and tons of storage—including a large pantry and island cupboards. Ideal for entertaining! Stylish pot lights and pendant lighting with dimmers let you set the perfect mood, while durable laminate floors make maintenance a breeze. The spacious main floor also offers a sleek, renovated bathroom and two large bedrooms, plus a secret storage nook with slide-out stairs—ideal for seasonal items. Bonus: a cleverly designed cat portal connects the hallway to the laundry room for a discreet litter box setup! Step outside to enjoy a south-facing covered front porch, or entertain on the large private backyard deck—complete with a fenced dog run, low-maintenance landscaping, and ample parking. Downstairs, the bright and contemporary 1-bedroom LEGAL suite (registered with the City of Calgary) impresses with updated vinyl plank flooring, large windows, and modern finishes. The kitchen includes open shelving, soft-close cabinetry, and a central island for prep, dining, or entertaining. The cozy living room features an electric fireplace, built-in shelving, and accent lighting (with power access above the fireplace to mount your flatscreen TV). There's also a well-sized bedroom, updated bathroom, and generous laundry/storage room. A convenient landing with coat and shoe storage and under-stair space adds ev...

Family room 4.60 M x 3.43 M

Bedroom 3.53 M x 3.20 M

Kitchen 3.25 M x 2.87 M

Furnace 3.66 M x 3.05 M

4pc Bathroom Measurements not available

Living room 4.95 M x 3.56 M

Primary Bedroom 3.61 M x 3.33 M

4pc Bathroom Measurements not available

Kitchen 3.94 M x 2.97 M

Bedroom 3.81 M x 2.74 M

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark



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