



## 7106 36 Avenue Calgary Alberta

\$899,000

BRAND NEW HALF DUPLEX, LEGAL SUITE SEPARATE ENTRY, OVER 2800 SQFT LIVEABLE SPACE, 4 BATHS, 5 BEDS - 2 CAR DETACHED GARAGE, BACK YARD AND LANE - Welcome to this beautiful new home with modern finishing and high quality upgrades. This home begins with a foyer that leads to an OPEN FLOOR PLAN kitchen, living and dining room. This space features a fireplace to add warmth and large windows bring in a lot of natural light. A 2pc bathroom adjoins a MUD ROOM that provides access to the back patio and yard. A 2 CAR DETACHED GARAGE AND BACK LANE add convenience to this home. The upper level features 3 BEDS and 2 BATHS one of which is the primary with a 5PC ensuite, soak tub, double vanity and WALK IN CLOSET. A family and laundry room complete this level. The LEGAL SUITE WITH SEPARATE ENTRY AND LAUNDRY is complete with 2 bedrooms one of which has a WALK IN CLOSET. 1 bathroom, laundry and a large rec room complete this level. Both kitchens are complete with all STAINLESS STEEL APPLIANCES AND HIGH END CABINETRY. This home is in a solid location with schools, shops, biking/walk paths and the bow river all close by. (id:6769)

Primary Bedroom 17.67 Ft x 13.67 Ft

5pc Bathroom Measurements not available

Other 6.08 Ft x 9.50 Ft

Laundry room 5.58 Ft x 9.42 Ft

4pc Bathroom 4.92 Ft x 9.33 Ft

Family room 8.58 Ft x 10.58 Ft

Bedroom 14.92 Ft x 9.92 Ft

Bedroom 11.58 Ft x 10.08 Ft

Bedroom 9.92 Ft x 10.58 Ft

Kitchen 9.92 Ft x 10.58 Ft

Recreational, Games room 13.67 Ft x 15.50 Ft

Furnace 9.00 Ft x 10.00 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft

Bedroom 10.42 Ft x 13.92 Ft

Dining room 11.25 Ft x 13.67 Ft

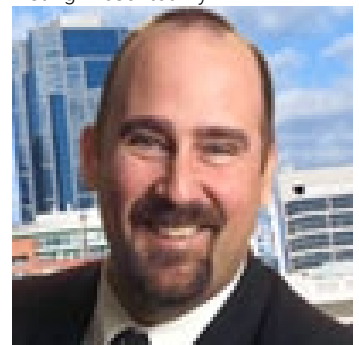
Foyer 6.92 Ft x 6.75 Ft

Kitchen 19.67 Ft x 16.00 Ft

2pc Bathroom 4.92 Ft x 6.00 Ft

Living room 14.50 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:  
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