



## 73017303 37 Avenue Calgary Alberta

\$760,000

This is a rare FULL DUPLEX (both sides) FOR SALE on a quiet street in sought-after Bowness. Located on a 50' X 121.5' lot. #7303 has been completely renovated 5 years ago, while #7301 was upgraded approximately 15 years ago and shows very well. Both sides feature an identical layout (reversed) with a spacious living room, dining room, kitchen, 2 piece bath, and laundry on the main level, plus 3 bedrooms with large windows and a full bath on the lower level. Vaulted ceilings enhance the bright, open main floor space. Note: The total square footage includes both sides; room measurements and details are for one side only. Each side has 1160 ft<sup>2</sup> of practically designed living space. Each basement offers a walkout entrance at the rear. Located directly across from the open fields of Bowcroft Elementary School and Thomas B. Riley Middle School, this property enjoys a quiet setting with a large, sunny, south-facing backyard and ample off-street parking for four vehicles behind the rear fence. Bowness is a highly desirable and rapidly evolving community, and is loved for its riverside charm, rich history, and small-town feel with big-city and mountain access. Enjoy Bowness Park year round, the Bow River pathway, local coffee shops and restaurants, Canada Olympic Park, nearby Farmer's Markets, and quick access to downtown or West to Banff and Kananaskis! This is an excellent opportunity for a young family or retirees to live in one side and rent the other for supplemental income, or a strong investment property with the potential for solid cash flow by renting both sides. This updated and well-maintained duplex offers flexibility, lifestyle, and long term value in a thriving NW Calgary neighbourhood. (id:6769)

Primary Bedroom 10.33 Ft x 12.75 Ft

Bedroom 10.33 Ft x 8.25 Ft

Bedroom 10.17 Ft x 7.83 Ft

4pc Bathroom 10.33 Ft x 4.92 Ft

Furnace 7.92 Ft x 4.50 Ft

2pc Bathroom 3.08 Ft x 7.33 Ft

Dining room 14.25 Ft x 7.83 Ft

Kitchen 10.75 Ft x 12.92 Ft

Living room 14.25 Ft x 18.42 Ft

Listing Presented By:



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