

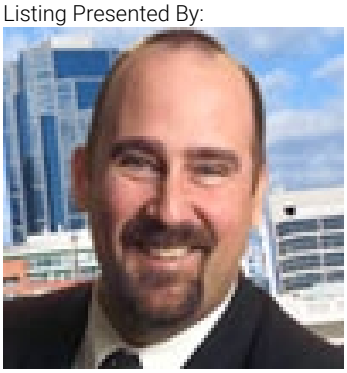
7312 36 Avenue Calgary Alberta

$689,900

7312 & 7314 36 AV NW | WHAT AN OPPORTUNITY! Perfect for a dayhome, home-business or someone looking to live in one side and rent the other. Rarely do properties like this become available in the heart of Bowness at this price point--featuring TWO SELF-CONTAINED HOMES ON ONE R-C2 ZONED LOT (50x122ft) plus a detached double garage with 220V wiring.Situated on a quiet, mature tree-lined street, this unique property enjoys an exceptional location near multiple schools, daycares, parks, and everyday amenities. You're within walking distance to Bow River Landing, Superstore, and local shopping, while the University of Calgary, Foothills Hospital, Alberta Children's Hospital, Calgary Farmers' Market West, and downtown Calgary are all just minutes away.The original residence has been extensively renovated over the years and completely reimagined with an open-concept layout featuring one spacious bedroom on the main level and another bedroom downstairs plus an oversized & fully finished rec room. Upgrades include updated insulation in the walls and ceilings, a newer roof (approximately 3 years old), and a massive south-facing deck complete with a gas line for BBQs and outdoor entertaining.The true standout feature is the fully self-contained second home that was thoughtfully added to the property, creating an ideal setup for multi-generational living, investors, or homeowners seeking an incredible mortgage helper. This bright and modern residence offers 2 large bedrooms, 2 bathrooms, a beautifully updated kitchen, brand new windows, hardwood and tile flooring, knockdown ceilings, dimmable pot lighting throughout, and its own sunny south-facing deck.Whether you're looking for an investment property, a flexible living arrangement for extended family, or a unique opportunity to offset your mortgage with additional income, this property delivers possibilities that are increas...

Family room 18.58 Ft x 21.58 Ft
Bedroom 10.75 Ft x 10.58 Ft
Laundry room 8.00 Ft x 5.08 Ft
Furnace 6.58 Ft x 6.17 Ft
Other 3.92 Ft x 3.33 Ft
Primary Bedroom 10.00 Ft x 22.75 Ft
Other 9.00 Ft x 3.33 Ft
Living room 22.17 Ft x 15.75 Ft
2pc Bathroom 5.17 Ft x 9.92 Ft
Eat in kitchen 10.58 Ft x 16.75 Ft
Other 3.50 Ft x 4.25 Ft
Bedroom 14.17 Ft x 14.33 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

http://www.chrisrichter.ca/

RE/MAX Realty Professionals

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4pc Bathroom 11.17 Ft x 4.83 Ft

Living room 18.83 Ft x 11.17 Ft

Eat in kitchen 11.25 Ft x 13.25 Ft

Other 2.92 Ft x 3.33 Ft

Laundry room 8.00 Ft x 6.92 Ft

4pc Bathroom 6.58 Ft x 7.67 Ft

Furnace 3.17 Ft x 6.92 Ft