



7712 36 Avenue Calgary Alberta

\$918,900

Open House - Saturday March 14, 2026. 12pm-2pm. HOME SWEET HOME! Welcome to this BREATHTAKING 2023 CUSTOM-BUILT SEMI-DETACHED HOME in the heart of trendy Bowness highlighted by a LEGAL BASEMENT SUITE! This is an exceptional opportunity to own and invest in one of Calgary's most sought-after, rapidly evolving communities with quick access to escape to Canmore, Banff and the mountains. This SPECTACULAR INFILL HOME offers the perfect balance of luxury, space, and smart income potential offering 5 bedrooms, 3.5 bathrooms and over 1,968 SQFT above grade living space. This thoughtfully designed home delivers two spacious levels of beautifully curated living space complimented by a fully self-contained 2 BEDROOM LEGAL BASEMENT SUITE with a separate entrance, ideal for a MORTGAGE HELPER. The main floor impresses with soaring 10' ceilings, breathtaking hardwood flooring, timeless designer finishes, and an abundance of natural light pouring in through large south-facing windows. The spacious rear living room opens seamlessly onto an oversized deck through sliding patio doors, an entertainer's dream. At the heart of the home, the show-stopping kitchen features custom cabinetry, a striking 13' quartz waterfall island with a breakfast bar, pantry, premium stainless steel appliances and a stylish coffee bar that blends function with flair. Upstairs, retreat to a luxurious primary suite complete with a custom tray ceiling, a generous walk-in closet, and a spa-inspired 5 piece ensuite bathroom highlighted by a cozy soaker tub, double vanity sinks and a private shower with a bench. Two additional generous-sized bedrooms, a gorgeous 5 piece bathroom, and a convenient upstairs laundry room complete this floor. The LEGAL BASEMENT SUITE is equally impressive, boasting a large bedroom with walk-in closet, a spacious living area rarely found in suites, a contemporary, stylish white fu...

2pc Bathroom 6.75 Ft x 5.75 Ft
Dining room 12.42 Ft x 10.58 Ft
Foyer 9.17 Ft x 7.58 Ft
Kitchen 19.83 Ft x 15.42 Ft
Living room 14.67 Ft x 14.42 Ft

Bedroom 12.58 Ft x 10.00 Ft
Primary Bedroom 16.00 Ft x 13.50 Ft
Other 8.58 Ft x 6.08 Ft
Laundry room 8.67 Ft x 5.83 Ft
4pc Bathroom 9.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.homesweethometeam.ca/>

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Other 9.00 Ft x 5.25 Ft

Other 6.83 Ft x 4.50 Ft

5pc Bathroom 8.67 Ft x 8.58 Ft

5pc Bathroom 18.00 Ft x 9.00 Ft

Bedroom 14.08 Ft x 11.58 Ft

Bedroom 13.67 Ft x 10.50 Ft

Bedroom 13.00 Ft x 9.00 Ft

Kitchen 13.00 Ft x 2.75 Ft

Recreational, Games room 23.08 Ft x 15.08 Ft