

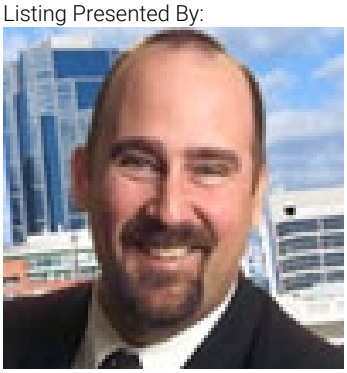
7712 36 Avenue Calgary Alberta

$869,900

If you know Bowness, you know why people love it here. The Bow River, beautiful parks, mature trees, local businesses and a community that still feels like a small town within the city. Welcome to 7712 36 Avenue NW, a gorgeous 2023 custom-built semi-detached home offering over 1,968 sq. ft. above grade, 5 bedrooms, 3.5 bathrooms, a double detached garage and a TWO-BEDROOM LEGAL BASEMENT SUITE!Inside, you'll find 10-foot ceilings, hardwood flooring, large windows and a bright, open main floor designed for everyday living and entertaining. The kitchen is a standout with its impressive 13-foot quartz waterfall island, custom cabinetry, stainless steel appliances, pantry and dedicated coffee bar. The living room opens onto a spacious rear deck, perfect for summer evenings.Upstairs, the primary bedroom features a tray ceiling, redesigned walk-in closet and beautiful 5-piece ensuite with double sinks, soaker tub and separate shower. Two additional bedrooms, another 5-piece bathroom and convenient upper-level laundry complete the space.The legal basement suite offers its own entrance, two bedrooms, a full kitchen, generous living area and separate laundry, providing excellent flexibility for rental income potential or extended family. Additional improvements include custom window coverings, water filtration, upgraded storage and low-maintenance landscaping. The insulated, drywalled and wired double garage also offers plenty of storage.And the LOCATION! Walk to Bowness High School, Bowcroft School, Thomas B. Riley School and Our Lady of the Assumption School, with playgrounds, soccer fields, grocery shopping and everyday amenities close by. Enjoy the local restaurants and shops along Bowness Road, the Bowness Community Association with its recreation programs and neighbourhood events, and Calgary Farmers' Market West just a short drive away.Bowness Park, Baker Park, Bowmon...

4pc Bathroom 5.00 Ft x 9.42 Ft
Bedroom 13.00 Ft x 8.92 Ft
Kitchen 15.08 Ft x 23.17 Ft
Primary Bedroom 13.67 Ft x 10.50 Ft
Furnace 5.75 Ft x 9.08 Ft
2pc Bathroom 6.83 Ft x 5.75 Ft
Living room 14.42 Ft x 14.67 Ft
Other 7.17 Ft x 9.00 Ft
5pc Bathroom 8.58 Ft x 8.67 Ft
5pc Bathroom 8.83 Ft x 18.17 Ft
Bedroom 10.00 Ft x 12.67 Ft
Bedroom 11.67 Ft x 14.08 Ft

Listing Presented By:



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Dining room 12.58 Ft x 10.75 Ft

Kitchen 15.50 Ft x 19.33 Ft

Primary Bedroom 13.50 Ft x 16.17 Ft