

**7333 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2212939**



**\$949,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full, Suite

**Exterior:** Composite Siding, Wood Frame

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Check out this BRAND NEW SEMI-DETACHED INFILL w/ a SOUTH BACKYARD in BOWNESS! From the moment you step inside, you're greeted by an open & airy vibe that instantly feels like home. The bright & spacious dining room sets the tone w/ large windows, perfectly positioned for hosting dinner parties or just enjoying a laid-back family meal. The kitchen is a true showstopper, designed to impress w/ a stainless steel appliance package, a huge quartz island that doubles as a breakfast bar, & sleek full-height custom cabinetry with room for everything (yes, even that oversized mixer!). Everything about this space screams function & style, making it the true heart of the home. Plus, a hidden walk-through pantry with built-in shelving & pocket door entrance to the rear mudroom will make shopping trips a breeze! The spacious living room adds to the home's appeal w/ its cozy gas fireplace & bright windows overlooking the South backyard. From there, you move seamlessly into the designer powder room before heading upstairs, where you'll find 3 bedrooms, each one spacious & well-designed. The primary suite is like stepping into a sanctuary, complete w/ a spa-like ensuite. Picture a soaking tub for those "treat yourself" moments, a glass-enclosed shower, dual sinks, & a walk-in closet that will fit all your clothes. The other 2 bedrooms are great for kids or guests; there's also a tiled laundry room w/ sink, a modern 4-pc bath, & a bonus space perfect for a reading nook or play area! Downstairs, accessible through the home or a private side entrance, is the developed LEGAL 2 BEDROOM SUITE (subject to permits & approval by the city). This level would be great for a live-in nanny or extended family or can be rented out as a mortgage helper! There's a lovely kitchen w/ full-height cabinetry, quartz counters, & a

stainless steel appliance package, a large family room, a modern 4-pc main bath, a separate laundry room, & 2 bedrooms. Outside, the backyard feels like your own private oasis w/ patio & fully fenced yard for the right mix of space & privacy. The double detached garage is a bonus, w/ plenty of room for your vehicles, tools, & gear. Then, the beautiful community is all you need to tie it all together! Bowness has such a cool, friendly vibe, & you're surrounded by amenities. Families will appreciate the proximity to highly rated schools, including Thomas B. Riley School & Bowcroft School. Nature lovers will delight in being just minutes from Bowness Park, where you can enjoy picturesque walking paths, picnic spots, & year-round activities. The Bow River Pathways are also nearby, offering endless opportunities for cycling, running, or leisurely strolls. Shopping & dining are at your fingertips, w/ Market Mall & a variety of local boutiques & restaurants along Bowness Road, providing everything from everyday essentials to unique experiences. Downtown Calgary is just a short commute away, ensuring easy access to work & entertainment.