



**GRASSROOTS**  
REALTY GROUP

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**7344 & 7342 35 Avenue NW  
Calgary, Alberta**

**MLS # A2215433**



**\$975,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	2,167 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

ATTENTION ALL INVESTORS! Welcome to a very rare investment opportunity to purchase an owner occupied full side by side duplex, meticulously maintained and substantially updated offering huge growth potential to convert into a legal conforming fourplex (pending permit approvals from the City of Calgary). Located on a very quiet street surrounded by mostly single family homes on a large 50x122 R-CG lot! The duplex has benefited with over \$90,000 in recent updates, including a newer roof, three newer f/a furnaces and one a/c unit, one side has a newer a/c, newer front balconies including maintenance free composite decking and new railings, plus much, much more. A full list of comprehensive and recent updates is available!! Each unit upstairs features three bedrooms, including upstairs laundry rooms, 7342 side has an illegal and very bright self contained two bedroom suite, original hardwood flooring, newer side entry doors., and newer patio doors. The 7344 side has an unspoiled basement ready for development! \*\*\*HERE IS THE BONUS.....there is a newer and huge 28x26 double garage. Inside measurements are for only one side, 7342. Close to all levels of schools, a short walk to Superstore and shops, across from Trinity Box stores, close to Greenwich and the new Farmer's Market, 5-8 minutes to two hospitals, a short commute to downtown and easy access west to the mountains! Hurry on this amazing opportunity!