



GRASSROOTS
REALTY GROUP

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7420 36 Avenue NW
Calgary, Alberta

MLS # A2221256



\$599,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	908 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Parking Pad, Side By Side		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Separate Entrance		

Inclusions: Fridge Stove Washer/Dryer in legal Suite

Stylish & Bright Home with LEGAL Basement Suite in Trendy Bowness! This charming detached home in sought-after Bowness offers a rare opportunity with two fully self-contained residences—each with its own private entrance and laundry. Whether you're looking for a mortgage helper rental or a multi-generational living setup, this property has it all. Upstairs, you'll find a beautifully updated 2-bedroom main floor featuring a large, open living space and an oversized kitchen with a butcher block eat-up island, soft-close cabinetry (including hidden dishwasher), tile backsplash, and tons of storage—including a large pantry and island cupboards. Ideal for entertaining! Stylish pot lights and pendant lighting with dimmers let you set the perfect mood, while durable laminate floors make maintenance a breeze. The spacious main floor also offers a sleek, renovated bathroom and two large bedrooms, plus a secret storage nook with slide-out stairs—ideal for seasonal items. Bonus: a cleverly designed cat portal connects the hallway to the laundry room for a discreet litter box setup! Step outside to enjoy a south-facing covered front porch, or entertain on the large private backyard deck—complete with a fenced dog run, low-maintenance landscaping, and ample parking. Downstairs, the bright and contemporary 1-bedroom LEGAL suite (registered with the City of Calgary) impresses with updated vinyl plank flooring, large windows, and modern finishes. The kitchen includes open shelving, soft-close cabinetry, and a central island for prep, dining, or entertaining. The cozy living room features an electric fireplace, built-in shelving, and accent lighting (with power access above the fireplace to mount your flatscreen TV). There's also a well-sized bedroom, updated bathroom, and generous laundry/storage room. A convenient landing

with coat and shoe storage and under-stair space adds even more practicality. This move-in-ready home is steps from schools, transit, daycare, and the new Superstore, and just minutes to Bowness Park, Canada Olympic Park, the West Calgary Farmers Market, and downtown Calgary—only a 10-minute drive away! Whether you're investing or nesting, this is your chance to own a versatile, income-generating home in one of Calgary's most vibrant communities. Schedule your private showing today—this one won't last long!