



**GRASSROOTS**  
REALTY GROUP

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**7418 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2233101**



**\$739,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                                           |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 2 Storey                                          |               |                   |
| <b>Size:</b>     | 1,849 sq.ft.                                      | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad                           |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Rectangular Lot |               |                   |

|                    |                                                                                                                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                                   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | None                                                                                                                                                              |                   |      |

Welcome to this beautifully finished and thoughtfully designed original owner two-storey home located in the vibrant and family-friendly community of Bowness. Offering the perfect balance between urban convenience and natural surroundings, this home provides easy access to both downtown Calgary and the majestic Rocky Mountains, making it ideal for commuters and weekend adventurers alike. Situated near schools, parks, public transit, and an array of local amenities, the location is as practical as it is desirable. Step inside to discover a bright and open main floor layout, flooded with natural light and designed for both everyday living and entertaining. The main living area features rich hardwood flooring, a modern color palette, and a seamless flow between spaces. At the heart of the home lies a beautifully appointed kitchen equipped with granite countertops, stainless steel appliances, ample cabinetry, and a central island—perfect for family gatherings or casual dining. The open-concept dining and living areas create a warm and inviting atmosphere for hosting or relaxing with loved ones. Upstairs, you’ll find three generously sized bedrooms, including an impressive king-sized primary retreat complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate glass shower. The upper level offers both comfort and functionality for growing families or those needing versatile space. The fully developed lower level adds even more livable square footage and is ideal for recreation, entertainment, or guest accommodation. A spacious rec room is pre-wired for a full home theatre system, and rough-ins are already in place for a wet bar, offering the potential to create the ultimate entertainment zone. A fourth bedroom, a stylish 3-piece bathroom with heated floors, and ample storage complete the

lower level, making it as practical as it is comfortable. Additional highlights include Smart Home wiring throughout the entire home, offering future-ready convenience for security, lighting, and entertainment systems. Walk out to the backyard with a full width deck including a gas line for the BBQ. Lots of room for the kids to play and a separate rear parking pad that can accommodate two vehicles. Whether you're a professional couple, a growing family, or an investor seeking quality and location, this home offers tremendous value and versatility. Don't miss the opportunity to own this exceptional home in one of Calgary's most character-rich and evolving neighborhoods. Book your private showing today and experience everything this Bowness gem has to offer!