



GRASSROOTS
REALTY GROUP

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7815 36 Avenue NW
Calgary, Alberta

MLS # A2255036



\$689,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	896 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	1.26 Acres		
Lot Feat:	Back Lane, Garden, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Hot Tub, Shed, Pergola

Welcome to this lovingly maintained 4-bedroom gem nestled in the vibrant and historic neighbourhood of Bowness. Full of character and charm, this home offers the perfect blend of comfort, function, and lifestyle. An introvert's retreat awaits as you arrive at the front of this home, with a lush garden greeting you and a warm, inviting atmosphere awaits you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement, ideal for extra living space, a home office, or a potential mortgage helper with egress windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat — a tranquil, beautifully landscaped oasis perfect for relaxing. In the backyard, you will absolutely love and enjoy the spectacular hub created to entertain. Featuring an 8 person hot tub, a stamped concrete patio, a mature and bountiful vegetable garden, this yard will be a great place to make so many great memories. You will also find an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and parking pad for an RV. Located in the heartbeat of Bowness, this home is just minutes from parks, schools, shopping, and the Bow River pathway system — offering the best of community living with quick access to downtown Calgary. Don't miss your opportunity to own this charming home in one of Calgary's most beloved neighborhoods!