



GRASSROOTS
REALTY GROUP

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7329 35 Avenue NW
Calgary, Alberta

MLS # A2270327



\$449,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	919 sq.ft.	Age:	1970 (55 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting, T		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: None

xcellent opportunity to live up and rent down or rent up/down. This well-maintained semi-attached home is in a great location and has quality upgrades throughout. New windows; maintained roof with a new membrane in 2009; poured concrete walkways; new base and casing; eaves and soffits. Hardwood floors up, and a large 19x6-foot balcony. The basement can be a self-contained illegal suite with the addition of a furnace and an entry door (RI at present). The main floor furnace has been serviced, and the home has a new hot water tank. Two bedrooms up and one down, two full baths, laundry up and down. Make a great investment in this super home in the trendy neighbourhood of Bowness. Excellent access to all the shopping and services at Trinity Hills, 16 Ave and Stoney Trail. Bowness offers a small-town feel with lots to do. Enjoy Bowness Park and its famous lagoon, walking pathways along the Bow River, public washrooms, firepits and BBQ stands.