

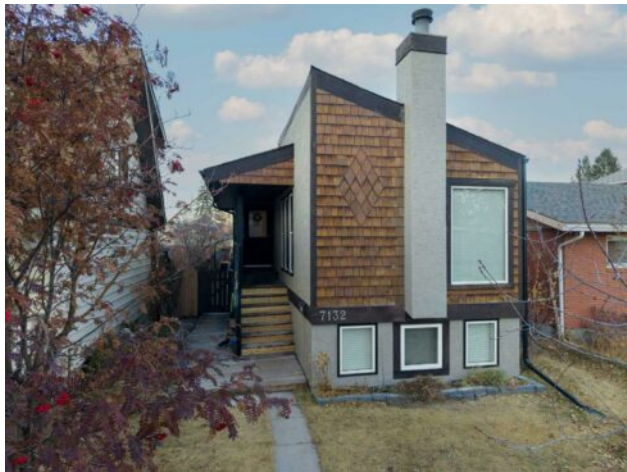


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**7132 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2272731**



**\$695,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,032 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Suite has full appliance package

OPEN HOUSE Saturday Dec 6 11:30 to 1pm. . Are you looking for a small town feel in a big city. This beautiful Bowness bungalow with a one bedroom full illegal suite offers so much. 3 bedrooms and 3 bathrooms. The home has been fully renovated to the highest standards with German engineering in mind. The kitchen is HACKER kitchens that is sourced in Germany. The vaulted ceilings and sky lights with the sunken living room offers a feeling of spaciousness and calm. Uniform high quality floors throughout. The dining room is perfect for entertaining and quiet evenings. The bathrooms are modern and European sourced fixtures and custom made vanities. The master retreat offers full views of a full garden and outdoor entertaining. The garden and firepit that take you away from the city and make for comfy summer nights. The main floor plan and design is next to none as far as quality and style. The one bedroom suite with complete private entrance has great flow and function. It has a full function kitchen and access to storage and laundry. The one bedroom is large enough for a king size bed and has huge windows. Basement has it's own laundry. This home is perfectly situated close to grocery stores and walking amenities plus the Main Street of Bowness. Walking paths, bike paths and boutique shopping. Enjoy Bowness park and have a quick zip to the mountains. Skip the townhouse and buy this beautiful home that is move in ready and basically brand new!