



**GRASSROOTS**  
REALTY GROUP

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**7511 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2285726**



**\$699,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Insulated, Off Street, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Jetted Tub, No Animal Home, No Smoking Home, Storage, Vinyl Windows		
<b>Inclusions:</b>	Shed		

Two love stories have already begun here - in fact, the past two owners chose this very backyard as the setting for their weddings. That alone tells you how special this property truly is. Set on a highly sought-after 50' x 122' lot, this charming bungalow in Bowness is framed by mature trees and has been lovingly maintained and upgraded over the years. Inside, you're welcomed by a functional, well-designed layout. The kitchen features a built-in island with seating, perfect for casual dining or entertaining. Beyond it, you'll find a spacious mudroom with its own side entrance with access to the basement. The kitchen flows into the sun-filled living and dining areas, where large triple pane windows and hardwood floors create a warm, inviting space. A generously-sized bedroom and a modern 4-piece bathroom complete the main level. Downstairs, the fully developed basement expands your living space with a cozy family room with built-in shelving, a dedicated workspace, and a laundry area. The large primary bedroom is complete with a custom built-in closet and has convenient access to the cheater ensuite 4-piece bath with a jetted tub. Step outside to the south-facing backyard - truly a dream for entertainers and outdoor lovers. Thoughtfully designed with ambient lighting, a large patio area, fire pit with a custom wood stack, huge storage shed, privacy from the many mature trees & perennials, and access to the oversized double garage. It's easy to see why it has hosted such meaningful celebrations! Situated on a quiet street in this historical community, this home is close to parks, just a short stroll to the Bow River, around the corner from two public schools, and has quick access to the mountains. A rare opportunity to own a property where lasting memories are made, and where your next chapter is ready to begin!

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