



7611 35 Avenue NW
Calgary, Alberta

MLS # A2157415



\$650,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	884 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Front Yard, Garden, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Laminate Counters, Wood Windows		

Inclusions: Shed, Greenhouse, Shelving Garage, Gazebo, Playhouse, Storage Shed

OPEN HOUSE SATURDAY AUGUST 31/24 12 - 3 PM Welcome to 7611, 35th Ave NW, Calgary! Step into a world of possibilities with this charming bungalow, perfectly nestled on a rare RC-2 zoned PIE lot with a HUGE SOUTH-facing backyard. Imagine basking in the warmth of the sun, whether you're hosting a summer BBQ, cultivating your dream garden, or simply enjoying the tranquility of your own private oasis. This delightful home exudes character and comfort, offering 2 cozy bedrooms and a full bathroom on the main floor, plus 2 additional bedrooms and a bathroom downstairs—ideal for families, guests, or a potential income suite. The inviting layout is just the beginning! Venture outside to discover the large double detached garage, which is heated and spacious enough for all your vehicles, tools, and toys. It's not just a garage; it's a haven for hobbyists and adventurers alike. Located just a stone's throw from the picturesque Bowness Park, this property places you within reach of Calgary's natural beauty. Explore the many amenities along the Bow River, from wading pools and a charming lagoon to boat rentals and the cozy tea house. Take advantage of the expansive network of pathways, complete with washrooms, bookable firepits, and BBQ stands, making outdoor living a breeze. Whether you're looking to settle down or seeking an investment opportunity, this property is brimming with potential and ready to welcome you home!