



GRASSROOTS
REALTY GROUP

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7333 36 Avenue NW
Calgary, Alberta

MLS # A2212939



\$949,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,088 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Check out this BRAND NEW SEMI-DETACHED INFILL w/ a SOUTH BACKYARD in BOWNESS! From the moment you step inside, you're greeted by an open & airy vibe that instantly feels like home. The bright & spacious dining room sets the tone w/ large windows, perfectly positioned for hosting dinner parties or just enjoying a laid-back family meal. The kitchen is a true showstopper, designed to impress w/ a stainless steel appliance package, a huge quartz island that doubles as a breakfast bar, & sleek full-height custom cabinetry with room for everything (yes, even that oversized mixer!). Everything about this space screams function & style, making it the true heart of the home. Plus, a hidden walk-through pantry with built-in shelving & pocket door entrance to the rear mudroom will make shopping trips a breeze! The spacious living room adds to the home's appeal w/ its cozy gas fireplace & bright windows overlooking the South backyard. From there, you move seamlessly into the designer powder room before heading upstairs, where you'll find 3 bedrooms, each one spacious & well-designed. The primary suite is like stepping into a sanctuary, complete w/ a spa-like ensuite. Picture a soaking tub for those "treat yourself" moments, a glass-enclosed shower, dual sinks, & a walk-in closet that will fit all your clothes. The other 2 bedrooms are great for kids or guests; there's also a tiled laundry room w/ sink, a modern 4-pc bath, & a bonus space perfect for a reading nook or play area! Downstairs, accessible through the home or a private side entrance, is the developed LEGAL 2 BEDROOM SUITE (subject to permits & approval by the city). This level would be great for a live-in nanny or extended family or can be rented out as a mortgage helper! There's a lovely kitchen w/ full-height cabinetry, quartz counters, & a

stainless steel appliance package, a large family room, a modern 4-pc main bath, a separate laundry room, & 2 bedrooms. Outside, the backyard feels like your own private oasis w/ patio & fully fenced yard for the right mix of space & privacy. The double detached garage is a bonus, w/ plenty of room for your vehicles, tools, & gear. Then, the beautiful community is all you need to tie it all together! Bowness has such a cool, friendly vibe, & you're surrounded by amenities. Families will appreciate the proximity to highly rated schools, including Thomas B. Riley School & Bowcroft School. Nature lovers will delight in being just minutes from Bowness Park, where you can enjoy picturesque walking paths, picnic spots, & year-round activities. The Bow River Pathways are also nearby, offering endless opportunities for cycling, running, or leisurely strolls. Shopping & dining are at your fingertips, w/ Market Mall & a variety of local boutiques & restaurants along Bowness Road, providing everything from everyday essentials to unique experiences. Downtown Calgary is just a short commute away, ensuring easy access to work & entertainment.