

# \$625,000 - 7420 36 Avenue Nw, Calgary

MLS® #A2221256

**\$625,000**

3 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Stylish & Bright Home with LEGAL Basement Suite in Trendy Bowness!

This charming detached home in sought-after Bowness offers a rare opportunity with two fully self-contained residences—each with its own private entrance and laundry. Whether you're looking for a mortgage helper rental or a multi-generational living setup, this property has it all.

Upstairs, you'll find a beautifully updated 2-bedroom main floor featuring a large, open living space and an oversized kitchen with a butcher block eat-up island, soft-close cabinetry (including hidden dishwasher), tile backsplash, and tons of storage—including a large pantry and island cupboards. Ideal for entertaining! Stylish pot lights and pendant lighting with dimmers let you set the perfect mood, while durable laminate floors make maintenance a breeze. The spacious main floor also offers a sleek, renovated bathroom and two large bedrooms, plus a secret storage nook with slide-out stairs—ideal for seasonal items. Bonus: a cleverly designed cat portal connects the hallway to the laundry room for a discreet litter box setup!

Step outside to enjoy a south-facing covered front porch, or entertain on the large private backyard deck—complete with a fenced dog run, low-maintenance landscaping, and ample parking.

Downstairs, the bright and contemporary 1-bedroom LEGAL suite (registered with the City of Calgary) impresses with updated vinyl



plank flooring, large windows, and modern finishes. The kitchen includes open shelving, soft-close cabinetry, and a central island for prep, dining, or entertaining. The cozy living room features an electric fireplace, built-in shelving, and accent lighting (with power access above the fireplace to mount your flatscreen TV). There's also a well-sized bedroom, updated bathroom, and generous laundry/storage room. A convenient landing with coat and shoe storage and under-stair space adds even more practicality. This move-in-ready home is steps from schools, transit, daycare, and the new Superstore, and just minutes to Bowness Park, Canada Olympic Park, the West Calgary Farmers Market, and downtown Calgary—only a 10-minute drive away! Whether you're investing or nesting, this is your chance to own a versatile, income-generating home in one of Calgary's most vibrant communities. Schedule your private showing today—this one won't last long!

Built in 1976

## Essential Information

MLS® #	A2221256
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Up/Down, Bi-Level
Status	Active

## Community Information

Address	7420 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1V3

### Amenities

Parking Spaces	4
Parking	Alley Access, Parking Pad, S



### Interior

Interior Features	Built-in Features, No Smoking Home, Separate Entrance
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	39
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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