



THE
A-TEAM

**RE/MAX
FIRST**

7611 35 Avenue, Calgary T3B 1T4

MLS®#: **A2157415**

Area: **Bowness**

Listing Date: **08/16/24**

List Price: **\$625,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1968**

Lot Information

Lot Sz Ar: **7,739 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **884**
Low Sqft:
Ttl Sqft: **884**

DOM

34
Layout
Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Gazebo,Front Yard,Garden,Pie Shaped Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Entrance,Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Carpet,Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Laminate Counters,Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`8" x 3`11"	Kitchen	Main	11`9" x 13`6"
Living Room	Main	11`5" x 16`6"	Bedroom - Primary	Main	10`6" x 13`6"
Bedroom	Main	9`9" x 12`1"	Mud Room	Main	3`0" x 3`8"
Kitchenette	Basement	8`2" x 11`10"	Laundry	Basement	2`4" x 3`1"
Bedroom	Basement	9`7" x 11`2"	Bedroom	Basement	9`0" x 11`2"
Furnace/Utility Room	Basement	4`0" x 10`2"	Game Room	Basement	11`8" x 20`5"
4pc Bathroom	Main		3pc Bathroom	Basement	

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

3902JK

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY SEPT. 15 11-2 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. 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!**

Inclusions: **Shed, Greenhouse, Shelving Garage, Gazebo, Playhouse, Storage Shed, Refrigerator, Stove**
Property Listed By: **Greater Calgary Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











