



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**7106 36 Avenue, Calgary T3B 1T8**

MLS®#: **A2178269**

Area: **Bowness**

Listing Date: **11/08/24**

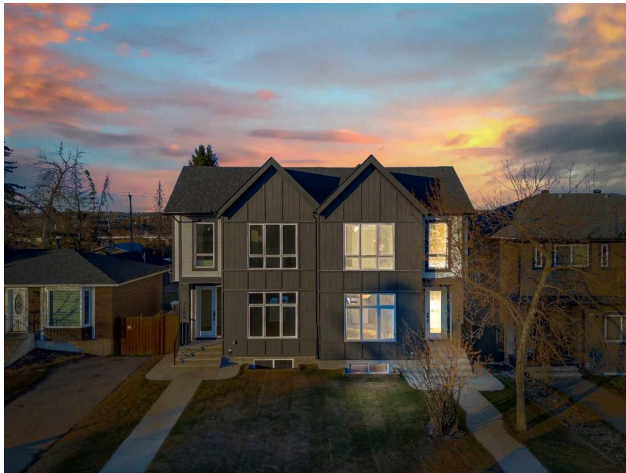
List Price: **\$899,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2024**

Lot Information  
Lot Sz Ar: **3,017 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Double Garage Detached**

DOM

**85**  
Layout  
Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Composite Siding,Wood Frame**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer**  
Int Feat: **Double Vanity,Soaking Tub,Tray Ceiling(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 13`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>6`11" x 6`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>19`8" x 16`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 6`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`4"</b>	<b>Mud Room</b>	<b>Main</b>	<b>12`0" x 6`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>17`8" x 13`8"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	
<b>Walk-In Closet</b>	<b>Second</b>	<b>6`1" x 9`6"</b>	<b>Laundry</b>	<b>Second</b>	<b>5`7" x 9`5"</b>

4pc Bathroom  
 Bedroom  
 Bedroom  
 Game Room  
 4pc Bathroom

Second  
 Second  
 Basement  
 Basement  
 Basement

4`11" x 9`4"  
 14`11" x 9`11"  
 9`11" x 10`7"  
 13`8" x 15`6"  
 9`8" x 4`11"

Family Room  
 Bedroom  
 Kitchen  
 Furnace/Utility Room  
 Bedroom

Second  
 Second  
 Basement  
 Basement  
 Basement

8`7" x 10`7"  
 11`7" x 10`1"  
 9`11" x 10`7"  
 9`0" x 10`0"  
 10`5" x 13`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2411523**

Zoning: **R-C2**

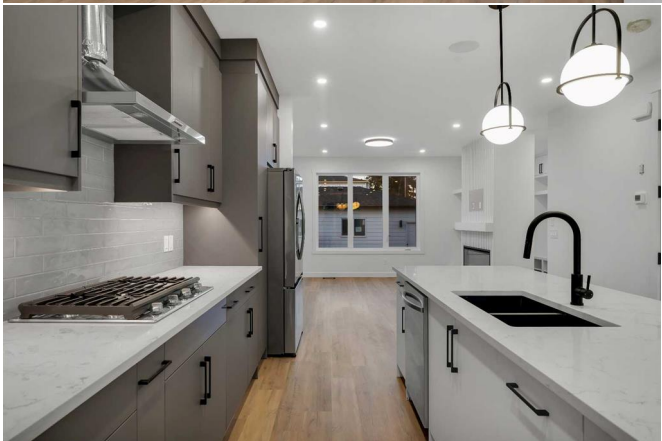
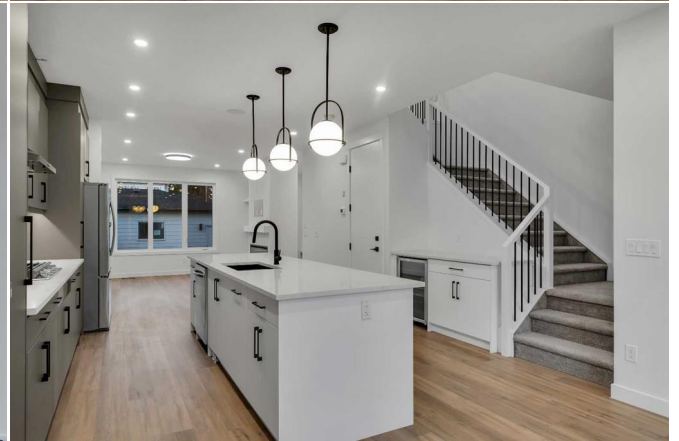
Remarks

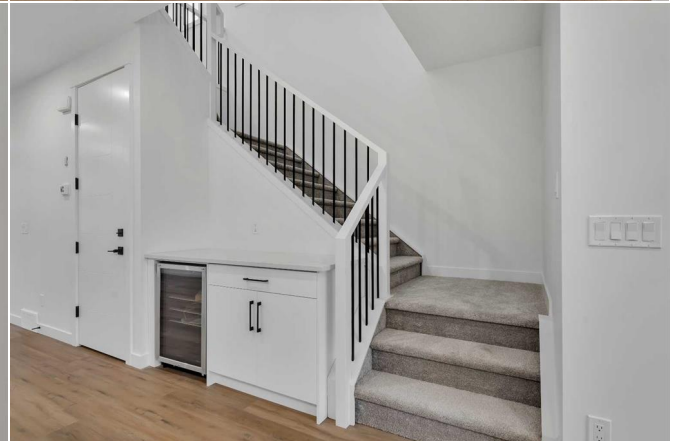
Pub Rmks: **BRAND NEW HALF DUPLEX, LEGAL SUITE SEPARATE ENTRY, OVER 2800 SQFT LIVEABLE SPACE, 4 BATHS, 5 BEDS - 2 CAR DETACHED GARAGE, BACK YARD AND LANE - Welcome to this beautiful new home with modern finishing and high quality upgrades. This home begins with a foyer that leads to an OPEN FLOOR PLAN kitchen, living and dining room. This space features a fireplace to add warmth and large windows bring in a lot of natural light. A 2pc bathroom adjoins a MUD ROOM that provides access to the back patio and yard. A 2 CAR DETACHED GARAGE AND BACK LANE add convenience to this home. The upper level features 3 BEDS and 2 BATHS one of which is the primary with a 5PC ensuite, soak tub, double vanity and WALK IN CLOSET. A family and laundry room complete this level. The LEGAL SUITE WITH SEPARATE ENTRY AND LAUNDRY is complete with 2 bedrooms one of which has a WALK IN CLOSET. 1 bathroom, laundry and a large rec room complete this level. Both kitchens are complete with all STAINLESS STEEL APPLIANCES AND HIGH END CABINETRY. This home is in a solid location with schools, shops, biking/walk paths and the bow river all close by.**

Inclusions: **Refrigerator, Dishwasher**  
 Property Listed By: **Real Broker**

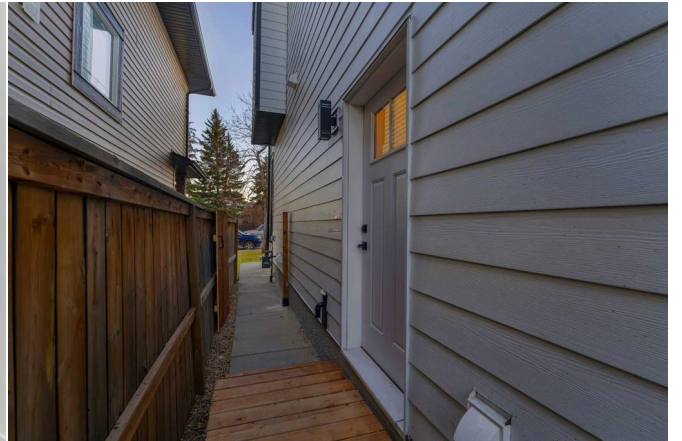
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

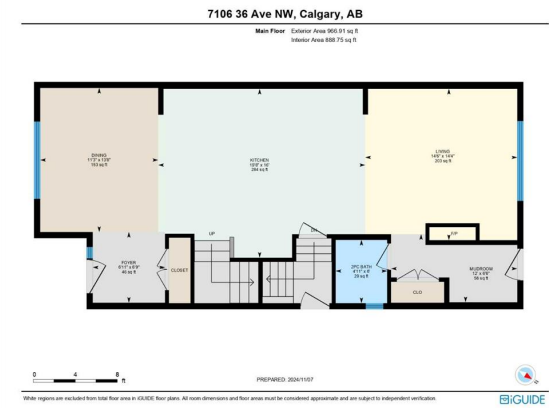












**7106 36 Ave NW, Calgary, AB**

1st Floor Exterior Area 1068.17 sq ft  
Interior Area 965.72 sq ft  
Excluded Area 16.11 sq ft



**7106 36 Ave NW, Calgary, AB**

Basement (Below Grade) Exterior Area 581.48 sq ft  
Interior Area 555.67 sq ft



**7106 36 Ave NW, Calgary, AB**

Garage (Below Grade) Excluded Area 376.22 sq ft

