



THE
A-TEAM

**RE/MAX
FIRST**

7106 36 Avenue, Calgary T3B 1T8

MLS® #: **A2178269**

Area: **Bowness**

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

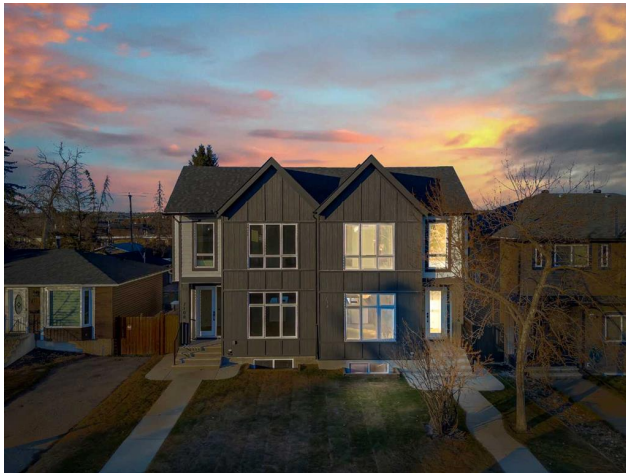
List Price: **\$899,000**

Status: **Active**

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:

Finished Floor Area

Abv Sqft:

2,035

Low Sqft:

Ttl Sqft:

2,035

DOM

13

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level Double Garage Detached

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

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

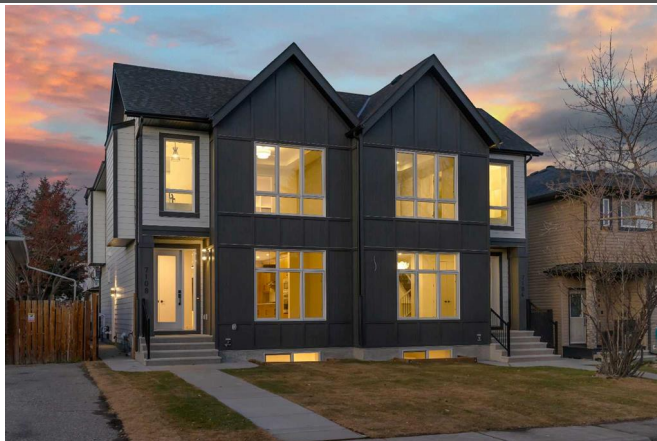
Zoning:
R-C2

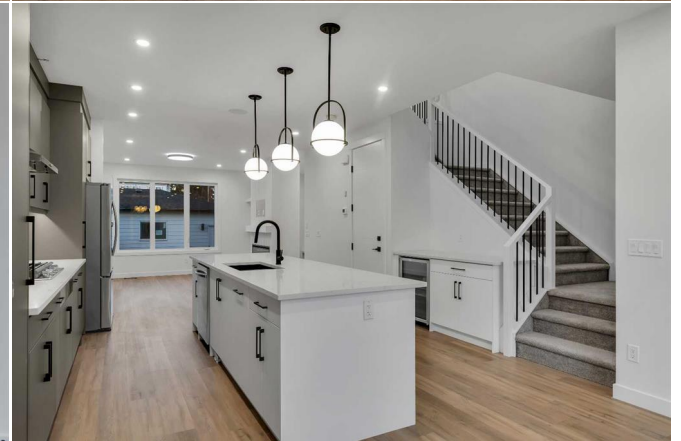
Remarks

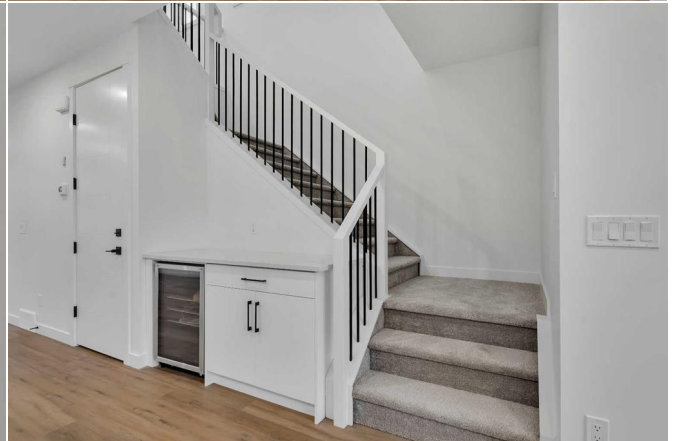
Pub Rmks: **BRAND NEW HALF DUPLEX, LEGAL SUITE SEPARATE ENTRY, OVER 2800 SQFT LIVEABLE SPACE, 4 BATHS, 5 BEDS - 2 CAR DETACHED GARAGE, BACK YARD AND LANE - Welcome to this beautiful new home with modern finishing and high quality upgrades. This home begins with a foyer that leads to an OPEN FLOOR PLAN 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**

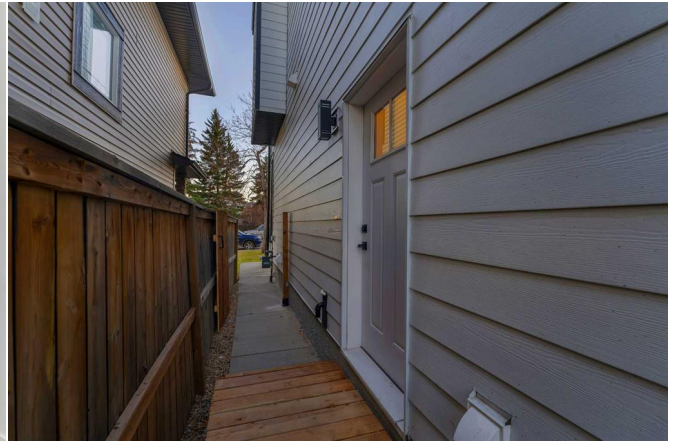
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

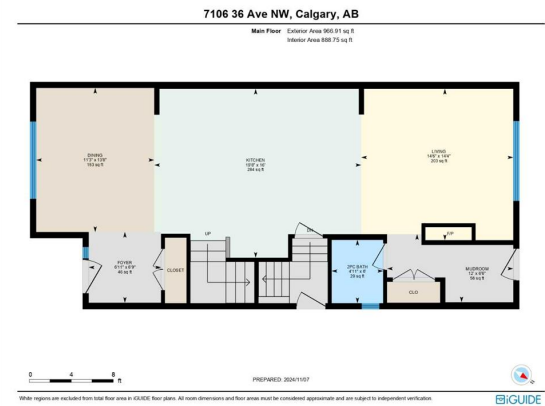
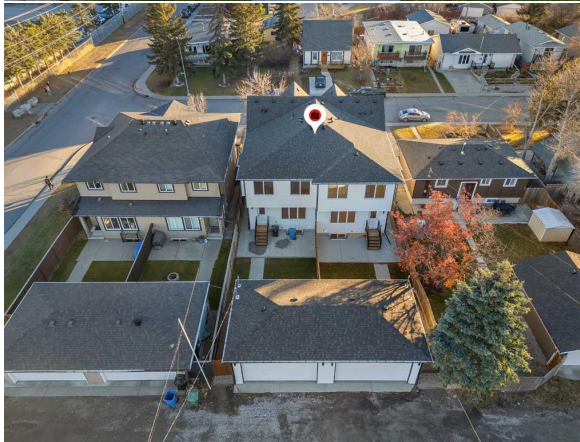












7106 36 Ave NW, Calgary, AB

1st Floor Exterior Area 1008.17 sq ft
Interior Area 961.72 sq ft
Excluded Area 16.11 sq ft



7106 36 Ave NW, Calgary, AB

Basement (Below Grade) Exterior Area 551.48 sq ft
Interior Area 615.67 sq ft



7106 36 Ave NW, Calgary, AB

Garage (Below Grade) Excluded Area 378.22 sq ft

