



THE
A-TEAM

**RE/MAX
FIRST**

7108 36 Avenue, Calgary T3B 1T8

MLS®#: **A2178359**

Area: **Bowness**

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

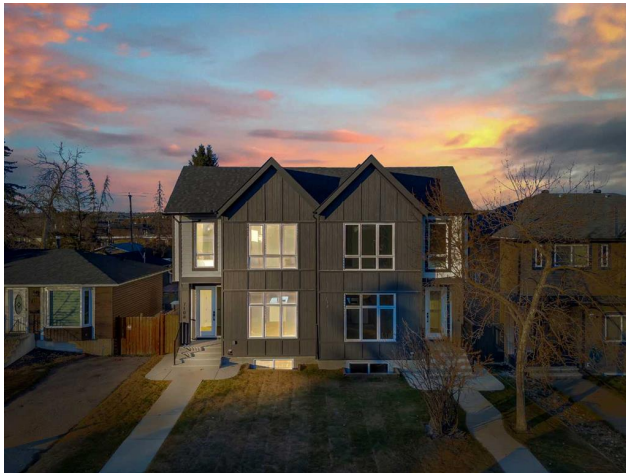
List Price: **\$899,000**

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:

Access:

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

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**

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

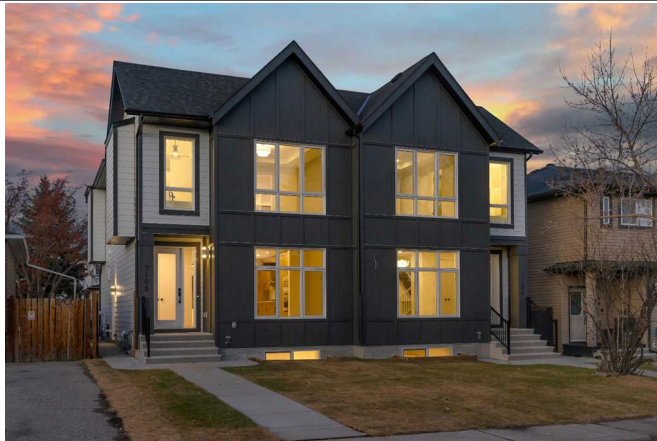
Remarks

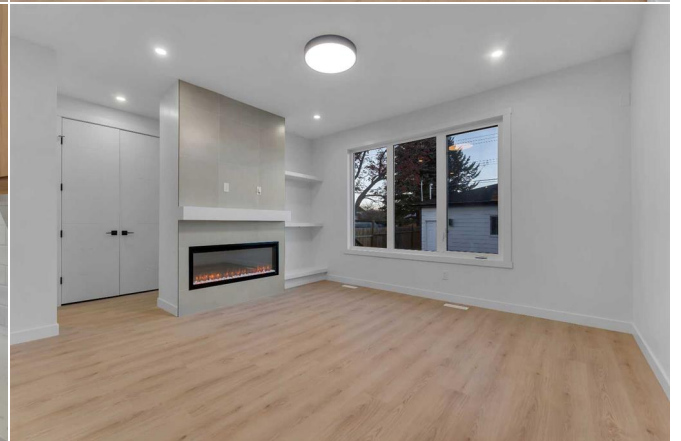
Pub Rmks: **BRAND NEW HALF DUPLEX, LEGAL SUITE SEPARATE ENTRY, OVER 2800 SQFT LIVEABLE SPACE, 4 BATHS, 5 BEDS - 2 CAR DETACHED GARAGE, BACK YARD AND LANE - Welcome to this beautiful new home with modern finishing and high quality upgrades. This home begins with a foyer that leads to an OPEN FLOOR PLAN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

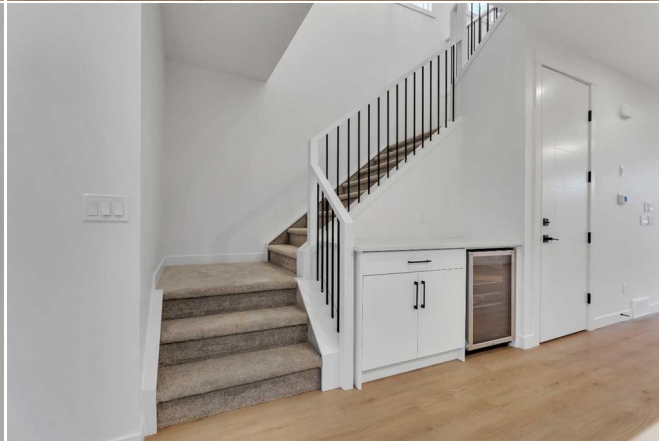
Inclusions:
Property Listed By:

**Refrigerator, Dishwasher
Real Broker**

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

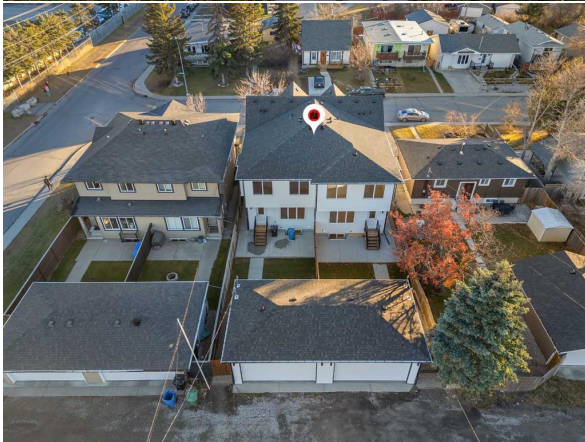












7108 36 Ave NW, Calgary, AB
 Basement (Below Grade) Exterior Area 891.03 sq ft
 Interior Area 815.87 sq ft



0 4 8 ft PREPARED: 2024/11/07
 While regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. eGUIDE

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Main Floor Exterior Area 505.49 sq ft
 Interior Area 490.38 sq ft



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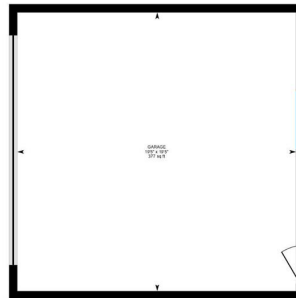
1st Floor Exterior Area 1008.09 sq ft
 Interior Area 988.43 sq ft
 Excluded Area 15.61 sq ft



0 4 8 ft PREPARED: 2024/11/07
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Garage Excluded Area 422.41 sq ft



0 2 4 ft PREPARED: 2024/11/07
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