



THE
A-TEAM

**RE/MAX
FIRST**

7106 & 7108 36 Avenue, Calgary T3B 1T8

MLS®#: **A2178363** Area: **Bowness** Listing Date: **11/08/24** List Price: **\$1,798,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Multi-Family**
 Sub Type: **4 plex**
 City/Town: **Calgary**
 Year Built: **2024**

Finished Floor Area

Abv Sqft: **4,070**
 Low Sqft:
 Ttl Sqft: **4,070**

DOM

75
Layout
 Beds: **0**
 Baths: **0.0 (0 0)**
 Style: **Side by Side**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat:

Utilities and Features

Roof: Construction:
 Heating: Flooring:
 Sewer: Water Source:
 Ext Feat: Fnd/Bsmt:
 Kitchen Appl:
 Int Feat:
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **R-C2**
 Legal Desc: **2411523**

Remarks

Pub Rmks: **BRAND NEW FOURPLEX, LEGAL SUITES SEPARATE ENTRYS - EACH UNIT BOASTS 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:

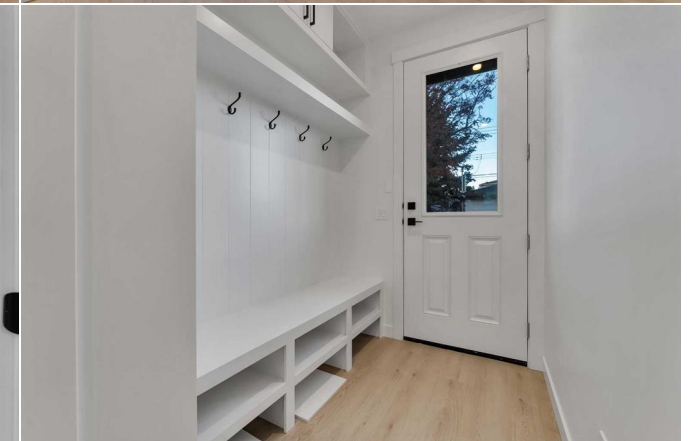
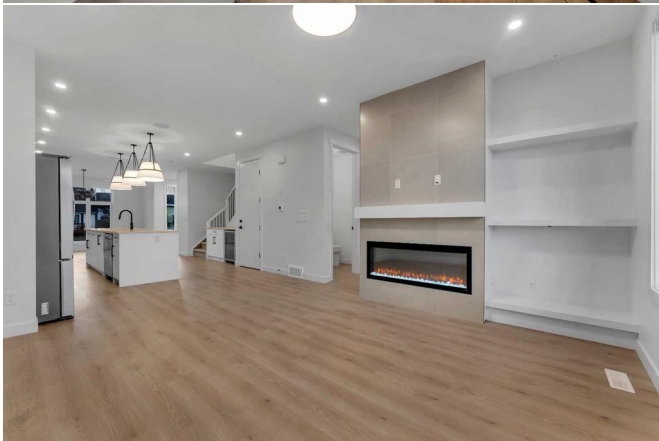
[Bar Fridge, Built-In Oven, Dishwasher x2, Dryer, Electric Range, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator x2, Washer, Washer/Dryer] x2

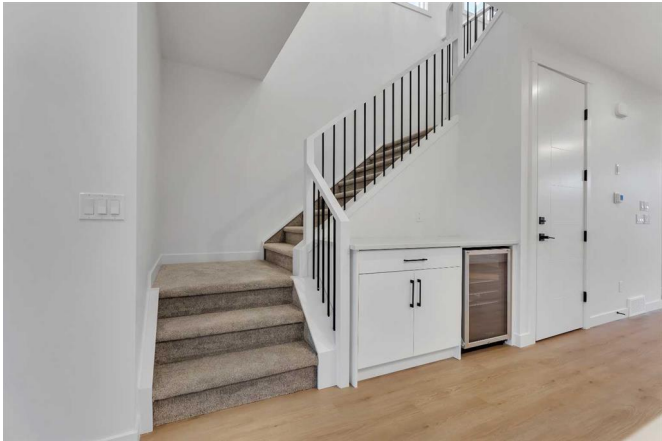
Property Listed By:

Real Broker

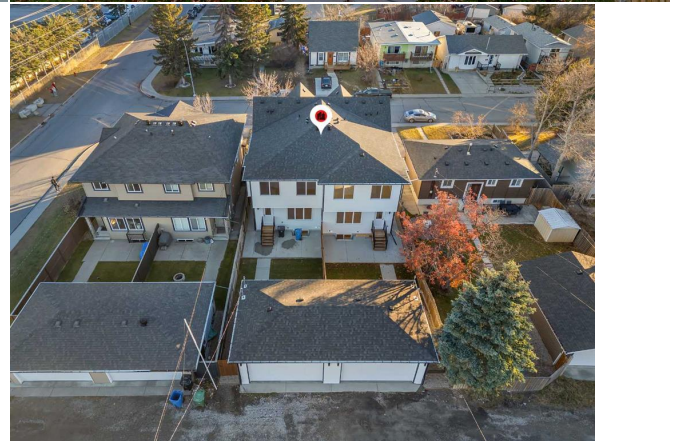
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











7108 36 Ave NW, Calgary, AB

Main Floor Exterior Area 968.49 sq ft
Interior Area 890.28 sq ft



PREPARED: 2024/11/07



While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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1st Floor Exterior Area 1096.09 sq ft
Interior Area 983.43 sq ft
Excluded Area 15.61 sq ft



PREPARED: 2024/11/07



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Basement (Below Grade) Exterior Area 891.03 sq ft
Interior Area 815.67 sq ft



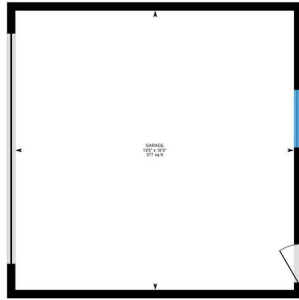
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Garage Excluded Area 423.45 sq ft



PREPARED: 2024/11/07



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