



THE A-TEAM

RE/MAX FIRST

7106 & 7108 36 Avenue, Calgary T3B 1T8

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



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area

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

DOM

12
Layout
Beds: 0
Baths: 0.0 (0 0)
Style: Side by Side

Parking

Ttl Park: 4
Garage Sz:

Utilities and Features

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

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple
Legal Desc: 2411523
Zoning: R-C2

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.

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:

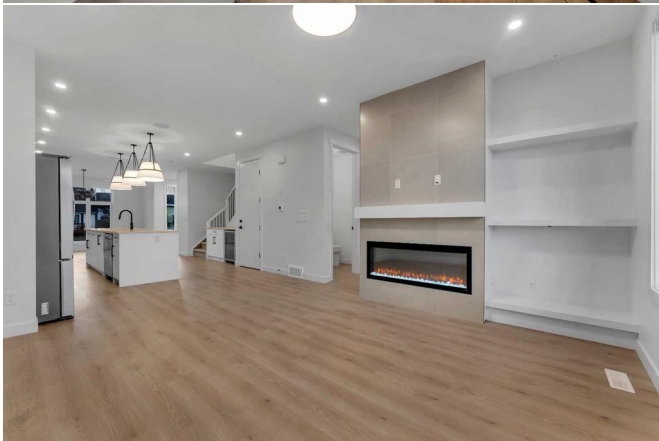
[Bar Fridge, Built-In Oven, Dishwasher x2, Dryer, Electric Range, Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator x2, Washer, Washer/Dryer] x2

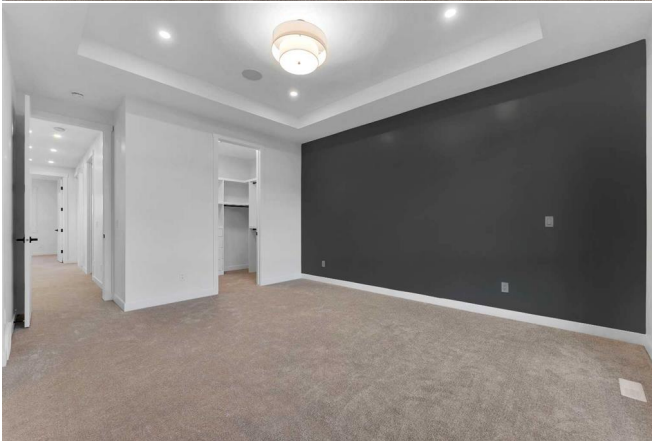
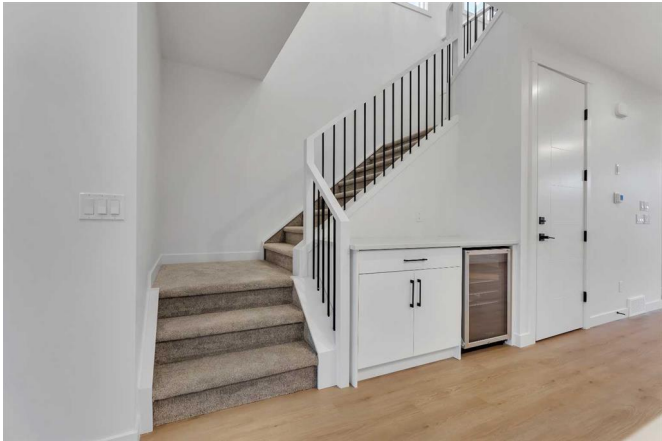
Property Listed By:

Real Broker

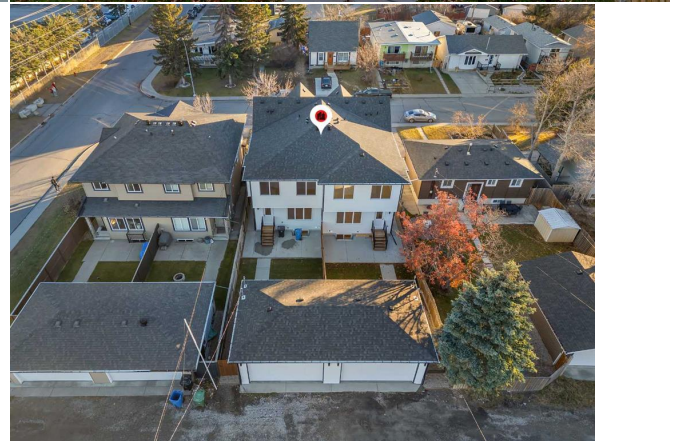
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











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 15.67 sq ft



PREPARED: 2024/11/07



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Basement (Below Grade) Exterior Area 891.03 sq ft
Interior Area 875.67 sq ft



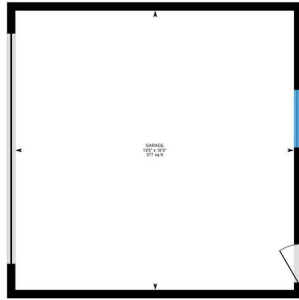
PREPARED: 2024/11/07



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Garage Excluded Area 423.45 sq ft



PREPARED: 2024/11/07



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