

7106 & 7108 36 Avenue, Calgary T3B 1T8

Int Feat: **Utilities:**

MLS®#: A2178363 Area: **Bowness** Listing 11/08/24 List Price: **\$1,798,000**

Status: **Active** Calgary Association: Fort McMurray County: Change: None

Date:



General Information

Multi-Family Prop Type: Sub Type: 4 plex

City/Town: Calgary Finished Floor Area Beds: 0 0.0 (0 0) Year Built: 2024 Abv Saft: 4,070 Baths:

Low Sqft: Lot Information Lot Sz Ar: Ttl Sqft: 4,070

> **Parking** Ttl Park:

> > Garage Sz:

Side by Side

4

DOM

Layout

Style:

43

Utilities and Features

Roof: Construction: Heating: Flooring:

Sewer: Water Source: Fnd/Bsmt:

Ext Feat: Kitchen Appl:

Room Information

Room Level **Dimensions** Room Level **Dimensions**

Legal/Tax/Financial

Title: Zoning: **Fee Simple** R-C2

2411523 Legal Desc: 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



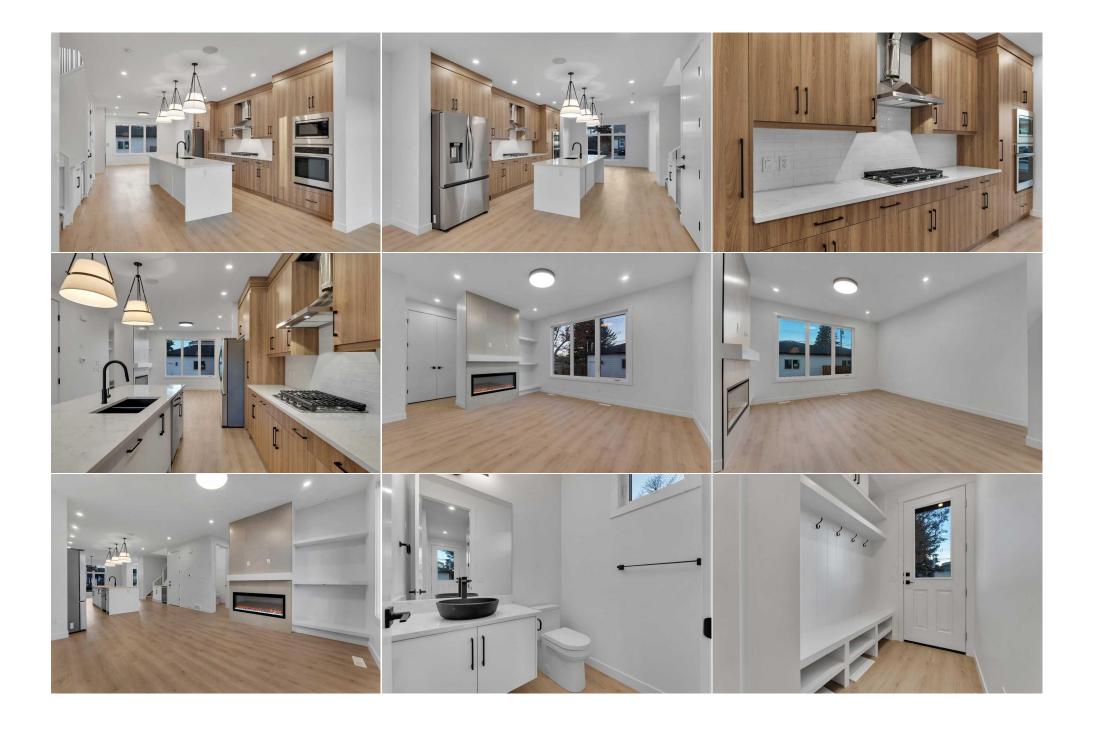


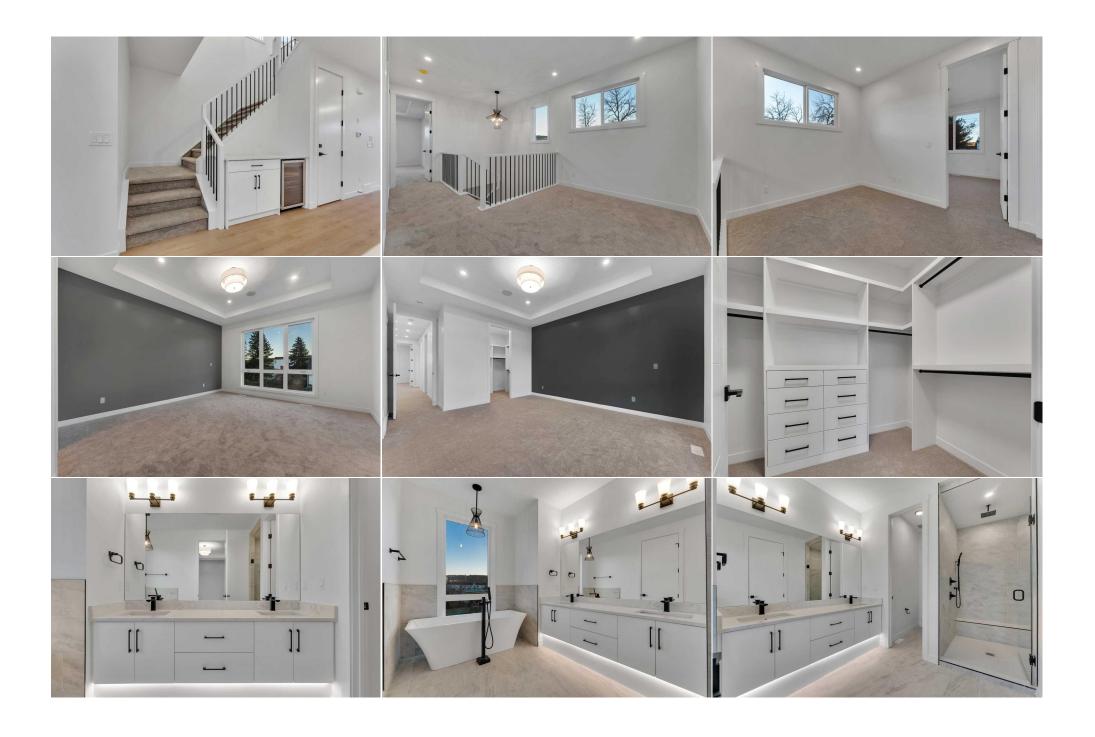


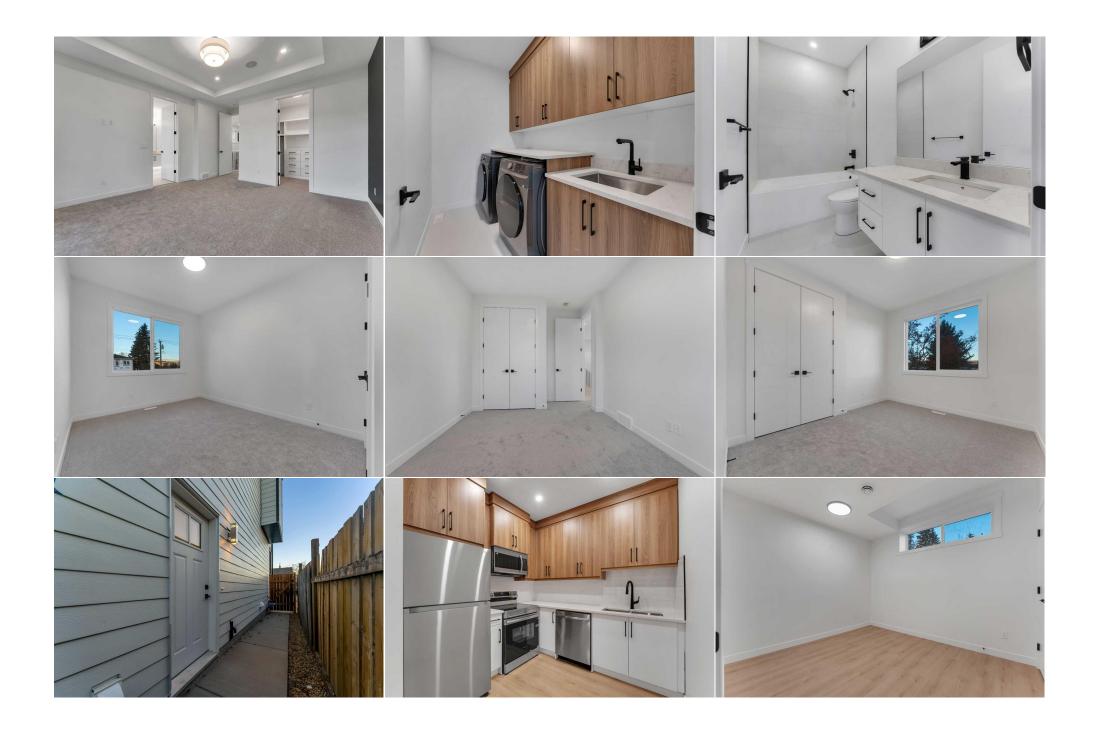


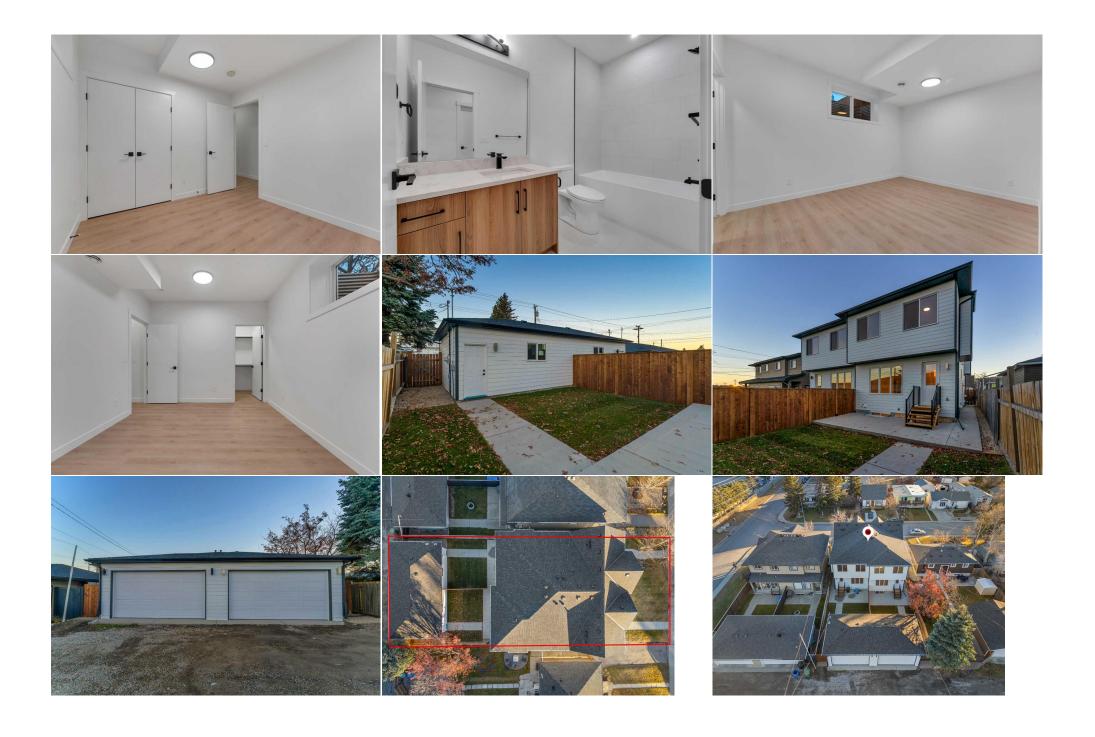












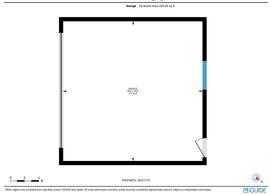


Main Floor Exterior Area 968.49



the progress are excluded from total four area in GUIDE floor plans. All room dimensions and floor areas must be considered apparaturally and are subject to independent verification.

7108 36 Ave NW, Calgary, AB



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st Floor Exterior Area 1000.00 sq ft Interior Area 980.43 sq ft



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Basement (Below Grade) Exterior Area 891.05 sq ft Interior Area 815.67 sq ft



