



THE
A-TEAM

**RE/MAX
FIRST**

7333 36 Avenue, Calgary T3B 1V1

MLS® #: **A2198345**

Area: **Bowness**

Listing Date: **03/01/25**

List Price: **\$949,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,063

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

2,063

Lot Sz Ar:

3,049 sqft

Lot Shape:

DOM

9

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Yard,Front Yard,Low Maintenance Landscape
Alley Access,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Composite Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`9" x 14`2"	Kitchen	Main	20`7" x 15`9"
Dining Room	Main	13`5" x 11`8"	Mud Room	Main	13`5" x 5`6"
2pc Bathroom	Main	6`1" x 5`2"	Bedroom - Primary	Second	13`5" x 12`10"
Walk-In Closet	Second	8`8" x 5`6"	Bedroom	Second	11`7" x 10`10"
Bedroom	Second	10`10" x 9`11"	Bonus Room	Second	9`0" x 8`4"
Laundry	Second	7`3" x 5`7"	4pc Bathroom	Second	7`10" x 6`2"

5pc Ensuite bath	Second	15`10" x 8`1"	Bedroom	Basement	12`8" x 9`11"
Bedroom	Basement	12`5" x 10`0"	Kitchen	Basement	11`11" x 8`3"
Living/Dining Room Combination	Basement	12`8" x 12`4"	4pc Bathroom	Basement	10`5" x 5`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	TBV

Remarks

Pub Rmks: **Completing Spring 2025!! Check out this BRAND NEW SEMI-DETACHED INFILL w/ a SOUTH BACKYARD in BOWNESS! From the moment you step inside, you're greeted by an open & airy vibe that instantly feels like home. The bright & spacious dining room sets the tone w/ large windows, perfectly positioned for hosting dinner parties or just enjoying a laid-back family meal. The kitchen is a true showstopper, designed to impress w/ a stainless steel appliance package, a huge quartz island that doubles as a breakfast bar, & sleek full-height custom cabinetry with room for everything (yes, even that oversized mixer!). Everything about this space screams function & style, making it the true heart of the home. Plus, a hidden walk-through pantry with built-in shelving & pocket door entrance to the rear mudroom will make shopping trips a breeze! The spacious living room adds to the home's appeal w/ its cozy gas fireplace & bright windows overlooking the South backyard. From there, you move seamlessly into the designer powder room before heading upstairs, where you'll find 3 bedrooms, each one spacious & well-designed. The primary suite is like stepping into a sanctuary, complete w/ a spa-like ensuite. Picture a soaking tub for those "treat yourself" moments, a glass-enclosed shower, dual sinks, & a walk-in closet that will fit all your clothes. The other 2 bedrooms are great for kids or guests; there's also a tiled laundry room w/ sink, a modern 4-pc bath, & a bonus space perfect for a reading nook or play area! Downstairs, accessible through the home or a private side entrance, is the developed LEGAL 2 BEDROOM SUITE (subject to permits & approval by the city). This level would be great for a live-in nanny or extended family or can be rented out as a mortgage helper! There's a lovely kitchen w/ full-height cabinetry, quartz counters, & a stainless steel appliance package, a large family room, a modern 4-pc main bath, a separate laundry room, & 2 bedrooms. Outside, the backyard feels like your own private oasis w/ patio & fully fenced yard for the right mix of space & privacy. The double detached garage is a bonus, w/ plenty of room for your vehicles, tools, & gear. Then, the beautiful community is all you need to tie it all together! Bowness has such a cool, friendly vibe, & you're surrounded by amenities. Families will appreciate the proximity to highly rated schools, including Thomas B. Riley School & Bowcroft School. Nature lovers will delight in being just minutes from Bowness Park, where you can enjoy picturesque walking paths, picnic spots, & year-round activities. The Bow River Pathways are also nearby, offering endless opportunities for cycling, running, or leisurely strolls. Shopping & dining are at your fingertips, w/ Market Mall & a variety of local boutiques & restaurants along Bowness Road, providing everything from everyday essentials to unique experiences. Downtown Calgary is just a short commute away, ensuring easy access to work & entertainment.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

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



