

# \$729,900 - 7418 36 Avenue Nw, Calgary

MLS® #A2233101

**\$729,900**

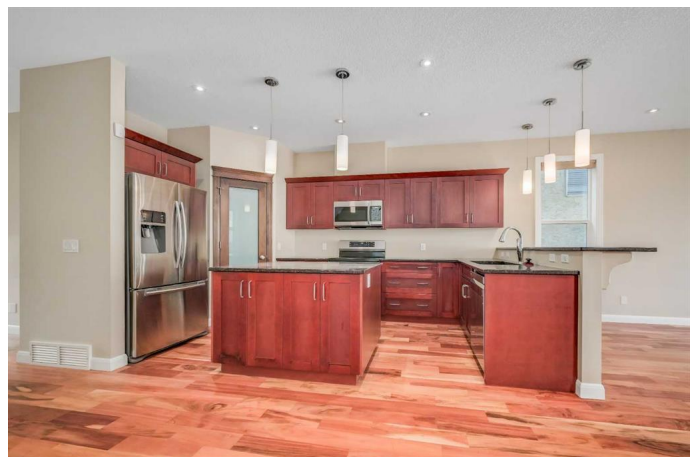
4 Bedroom, 4.00 Bathroom, 1,849 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Welcome to this beautifully finished and thoughtfully designed original owner two-storey home located in the vibrant and family-friendly community of Bowness.

Offering the perfect balance between urban convenience and natural surroundings, this home provides easy access to both downtown Calgary and the majestic Rocky Mountains, making it ideal for commuters and weekend adventurers alike. Situated near schools, parks, public transit, and an array of local amenities, the location is as practical as it is desirable. Step inside to discover a bright and open main floor layout, flooded with natural light and designed for both everyday living and entertaining. The main living area features rich hardwood flooring, a modern color palette, and a seamless flow between spaces. At the heart of the home lies a beautifully appointed kitchen equipped with granite countertops, stainless steel appliances, ample cabinetry, and a central island—perfect for family gatherings or casual dining. The open-concept dining and living areas create a warm and inviting atmosphere for hosting or relaxing with loved ones. Upstairs, you'll find three generously sized bedrooms, including an impressive king-sized primary retreat complete with a walk-in closet and a spa-inspired 5-piece ensuite featuring dual sinks, a deep soaker tub, and a separate glass shower. The upper level offers both comfort and functionality for growing families or those needing versatile space. The fully developed



lower level adds even more livable square footage and is ideal for recreation, entertainment, or guest accommodation. A spacious rec room is pre-wired for a full home theatre system, and rough-ins are already in place for a wet bar, offering the potential to create the ultimate entertainment zone. A fourth bedroom, a stylish 3-piece bathroom with heated floors, and ample storage complete the lower level, making it as practical as it is comfortable. Additional highlights include Smart Home wiring throughout the entire home, offering future-ready convenience for security, lighting, and entertainment systems. Walk out to the backyard with a full width deck including a gas line for the BBQ. Lots of room for the kids to play and a separate rear parking pad that can accommodate two vehicles. Whether you're a professional couple, a growing family, or an investor seeking quality and location, this home offers tremendous value and versatility. Don't miss the opportunity to own this exceptional home in one of Calgary's most character-rich and evolving neighborhoods. Book your private showing today and experience everything this Bowness gem has to offer! The tenants moved out end of August. Property was cleaned and now vacant for quick possession.

Built in 2012

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2233101  |
| Price          | \$729,900 |
| Bedrooms       | 4         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,849     |
| Acres          | 0.07      |

|            |             |
|------------|-------------|
| Year Built | 2012        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7418 36 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1V3           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s), Double Vanity, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stone, Vinyl Siding, Wood Frame                   |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 84              |
| Zoning         | R-CG            |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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