

**7709 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2175271**



**\$445,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Bi-Level, Side by Side		
<b>Size:</b>	891 sq.ft.	<b>Age:</b>	1974 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, See Remarks		

**Inclusions:** Fridge In Basement, 2X Rain Barrels

Looking for a great investment property or the potential to live up, rent down. This home is an opportunity you will not want to miss! It is a quietly tucked away in the beautiful community of Bowness. This semi detached (half duplex) has a fully fenced private yard, single car garage with extra parking in the back. On the main floor you will find a large kitchen and dining area. There is a living room off the front of the home with a spacious deck out to the front door. There are two good sized bedrooms and a 4 piece bath. The main level also has large windows making this space bright and inviting. The lower level of this home features a kitchenette with a dining area, living room, 3 piece bath and 1 large bedroom. The utility room with laundry hookup is also located on the lower level. There is potential to suite this property with very little additional work, which will be subject to permitting and approval by the City of Calgary. This is an excellent location at an exceptional value.