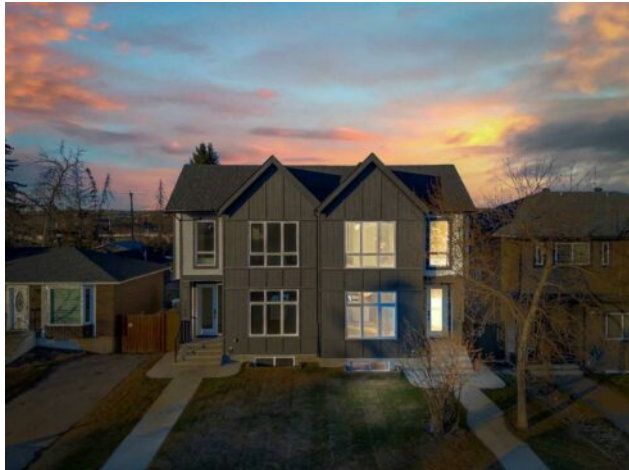


**7106 36 Avenue NW**  
**Calgary, Alberta**

**MLS # A2178269**



**\$899,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Bowness  |               |                  |
| <b>Type:</b>     | Residential/Duplex   |               |                  |
| <b>Style:</b>    | 2 Storey, Side by Side   |               |                  |
| <b>Size:</b>     | 2,035 sq.ft.   | <b>Age:</b>   | 2024 (0 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached   |               |                  |
| <b>Lot Size:</b> | 0.07 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Lev |               |                  |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air                                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Wood Frame                   | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Soaking Tub, Tray Ceiling(s)    |                   |      |

**Inclusions:** Refrigerator, Dishwasher

BRAND NEW HALF DUPLEX, LEGAL SUITE SEPARATE ENTRY, 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.