\$949,000 - 7333 36 Avenue Nw, Calgary

MLS® #A2212939

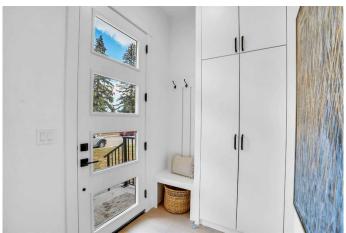
\$949,000

5 Bedroom, 4.00 Bathroom, 2,088 sqft Residential on 0.07 Acres

Bowness, Calgary, Alberta

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'II 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.

Built in 2025

Essential Information

MLS® # A2212939 Price \$949,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,088

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 7333 36 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary

Province Alberta

Postal Code T3B 1V1

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached

of Garages 2

Interior

Interior Features 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)

Appliances Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes # of Fireplaces 1

Fireplaces Floatric I

Fireplaces Electric, Living Room

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Front Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 24th, 2025

Days on Market 26

Zoning R-CG

Listing Details

Listing Office RE/MAX House of Real Estate

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