

# \$599,900 - 7420 36 Avenue Nw, Calgary

MLS® #A2221256

**\$599,900**

3 Bedroom, 2.00 Bathroom, 908 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Stylish & Bright Home with LEGAL Basement Suite in Trendy Bowness!

This charming detached home in sought-after Bowness offers a rare opportunity with two fully self-contained residences—each with its own private entrance and laundry. Whether you're looking for a mortgage helper rental or a multi-generational living setup, this property has it all.

Upstairs, you'll find a beautifully updated 2-bedroom main floor featuring a large, open living space and an oversized kitchen with a butcher block eat-up island, soft-close cabinetry (including hidden dishwasher), tile backsplash, and tons of storage—including a large pantry and island cupboards. Ideal for entertaining! Stylish pot lights and pendant lighting with dimmers let you set the perfect mood, while durable laminate floors make maintenance a breeze. The spacious main floor also offers a sleek, renovated bathroom and two large bedrooms, plus a secret storage nook with slide-out stairs—ideal for seasonal items. Bonus: a cleverly designed cat portal connects the hallway to the laundry room for a discreet litter box setup!

Step outside to enjoy a south-facing covered front porch, or entertain on the large private backyard deck—complete with a fenced dog run, low-maintenance landscaping, and ample parking.

Downstairs, the bright and contemporary 1-bedroom LEGAL suite (registered with the City of Calgary) impresses with updated vinyl



plank flooring, large windows, and modern finishes. The kitchen includes open shelving, soft-close cabinetry, and a central island for prep, dining, or entertaining. The cozy living room features an electric fireplace, built-in shelving, and accent lighting (with power access above the fireplace to mount your flatscreen TV). There's also a well-sized bedroom, updated bathroom, and generous laundry/storage room. A convenient landing with coat and shoe storage and under-stair space adds even more practicality. This move-in-ready home is steps from schools, transit, daycare, and the new Superstore, and just minutes to Bowness Park, Canada Olympic Park, the West Calgary Farmers Market, and downtown Calgary—only a 10-minute drive away! Whether you're investing or nesting, this is your chance to own a versatile, income-generating home in one of Calgary's most vibrant communities. Schedule your private showing today—this one won't last long!

Built in 1976

## Essential Information

MLS® #	A2221256
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.07
Year Built	1976
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Up/Down
Status	Active

## Community Information

Address	7420 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1V3

### Amenities

Parking Spaces	4
Parking	Alley Access, Parking Pad, S



### Interior

Interior Features	No Smoking Home, Separate Entrance, Built-in Features
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Private Yard, Private Entrance
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	124
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.