

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

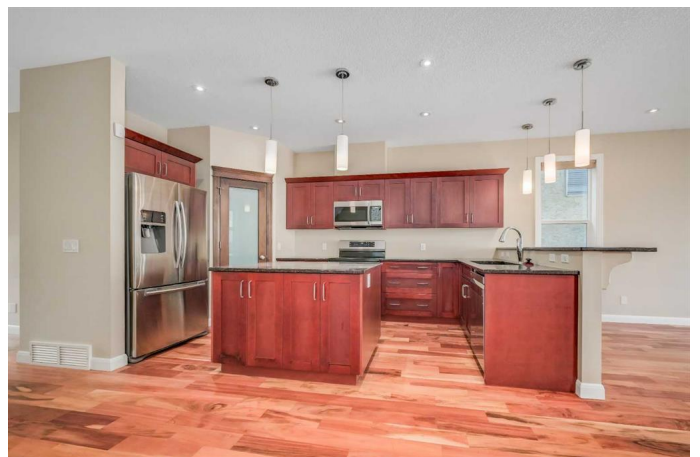
MLS® #A2233101

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,849 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

The tenants moved out end of August. Property was cleaned and now vacant for quick possession. 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!

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, Double Vanity, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
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	89
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX House of Real Estate
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