

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

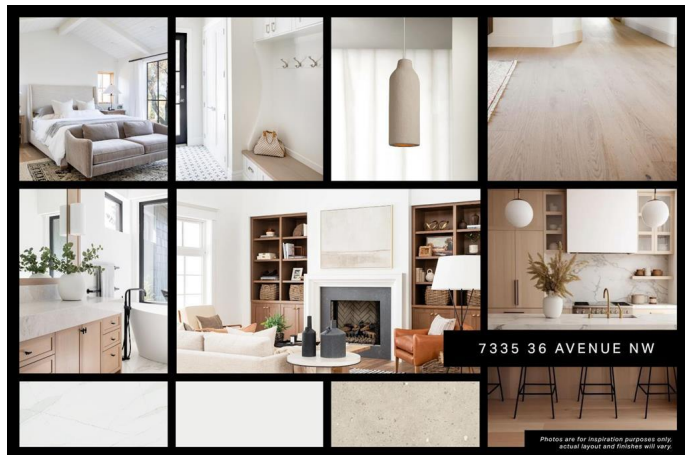
MLS® #A2198345

**\$949,000**

5 Bedroom, 4.00 Bathroom, 2,064 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Completing Spring 2025!! 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'll 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



Photos are for inspiration purposes only. actual layout and finishes will vary.

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! Thereâ€™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, & youâ€™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® #	A2198345
Price	\$949,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,064
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	Gas, 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	March 1st, 2025
Days on Market	33
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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