

\$929,999 - 7132 & 7130 35 Avenue Nw, Calgary

MLS® #A2254325

\$929,999

7 Bedroom, 4.00 Bathroom, 2,031 sqft

Multi-family on 0.14 Acres

Bowness, Calgary, Alberta

A truly rare find in the heart of Bowness—this well-maintained full duplex presents an exceptional opportunity for investors, multi-generational living, or future redevelopment. It's uncommon to find both sides of a duplex available, complete with a double detached garage and a massive front porch that spans the entire width of the property. Situated on a 6,124 square foot lot, this property is tucked away on a quiet dead-end street right beside a playground, offering privacy and a family-friendly setting. Each side of the duplex features a spacious kitchen with ample cupboard space, a comfortable living room, three bedrooms above grade, one additional bedroom below, two full bathrooms, and generous storage rooms—ideal for families or renters alike. With R-CG zoning, the lot supports a variety of future development options, making this a great investment opportunity. Just a short walk to a variety of schools and a retail hub with Real Canadian Superstore, Pet Valu, Animal Hospital and a range of dining options, with Bowness Park also close by. By car, your mere minutes from Stoney Trail, Sarcee Trail, highway 1, providing easy access across the city and out to the mountains—all while coming home to a quiet, tucked-away street. Recent upgrades provide peace of mind, including a new EPDM rubber membrane roof (2024), newer furnace, new hot water tank and several upgraded windows. Clean, low-maintenance backyard. Two mature shade trees in front



give timeless street appeal. Whether you're looking to live on one side and rent the other, hold as a long-term investment, or redevelop, this unique property checks all the boxes. Priced competitively in Bowness’s evolving duplex market, this property delivers upgrades and location without the infill premium”don’t miss this incredible opportunity in one of Calgary’s most desirable, evolving communities. (id:6289)

Built in 1969

Essential Information

Listing #	A2254325
Price	\$929,999
Bedrooms	7
Bathrooms	4.00
Square Footage	2,031
Acres	0.14
Year Built	1969
Type	Multi-family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	7132 & 7130 35 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1S9

Amenities

Features	Treed, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window
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	Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco, Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.



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