

\$559,900 - 7932 36 Avenue Nw, Calgary

MLS® #A2264667

\$559,900

3 Bedroom, 2.00 Bathroom, 883 sqft

Single Family on 0.13 Acres

Bowness, Calgary, Alberta

This charming bungalow is nestled on a quiet street in the heart of the historically iconic community of Bowness. Beautiful mature trees will greet you at the curb and the extended concrete drive will usher you up to the front door. You will be greeted at the foyer with glistening original hardwood flooring. The comfortable sized living room is illuminated with natural light flowing through the large front bay window. A lovely built in adjacent the bay window is an ideal location for the TV or plants. Spacious dining area with a beautiful papered feature wall, touch activated sconces, and stunning original glass paned pantry door. This gem boasts a balance of updates throughout while maintaining qualities of its original charm. The beautifully renovated kitchen is an expressive space that is sure to inspire many lovingly prepared meals. The aesthetically appealing two toned soft close drawers and cabinets offer functional space saving enhancements while the updated oversized gas stove and range hood provide an engaging focal point to the kitchen. Updated 4 pc main bath. A comfortable sized Primary room and second bedroom complete your tour of the main floor. The rear door offers a separate entry to the main and lower level. A large storage closet and open space await you at the bottom of the stairs. This is an ideal space to set up the gym equipment or keep those valuable bicycles indoors. The large bright utility room is home to the washer and dryer, hobby area and additional storage. The



substantially sized recreation room is home to the dry bar and striking stone faced wood burning fireplace. A third bedroom and updated 3 piece bath make this an exceptional area for entertaining. The extended side driveway offers plenty of additional parking. The carport will keep the snow off the vehicle during the winter months & also includes a front storage area. The massive back yard is an entertainers dream. The beautiful stone patio welcomes your guests to gather around the fire pit while you grill up the steaks on your gas BBQ. The rear fence has a swing door and could accommodate RV parking. Or, build your dream garage at the rear of the home and park the RV on the side driveway. Alternatively one could remove the carport and have dual access to a garage. Additional upgrades to this home include newer LED light fixtures throughout, paint, windows on the main and lower bedroom, newer hot water tank & furnace, roof is approximately 10 years old, and sewer line to the home has been replaced. Close proximity to schools, shopping & amenities, Bowness Park, COP, Shouldice Athletic Park, the Children's hospital & the University. The abundance of amenities within the community and surrounding area is exceptional. A short commute to downtown and quick access to highway 1 for those who enjoy adventuring outside the city. Contact your favourite realtor today to call this home your own. (id:6289)

Built in 1958

Essential Information

Listing #	A2264667
Price	\$559,900
Bedrooms	3
Bathrooms	2.00
Square Footage	883

Acres	0.13
Year Built	1958
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	7932 36 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1V7

Amenities

Amenities	Playground, Recreation Nearby, Schools, Shopping
Features	Treed, Back lane, PVC window, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Carport, Covered, Other, RV
# of Garages	1

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Block

Listing Details

Listing Office	CIR Realty
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