



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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7815 36 Avenue NW
Calgary, Alberta

MLS # A2255036



\$598,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		
Inclusions:	Hot Tub, Shed, Pergola, materials for front porch construction.		

Welcome to this lovingly maintained 4-bedroom gem nestled in the vibrant and historic neighbourhood of Bowness. Bursting with character and charm, this home offers a perfect blend of comfort, function, and lifestyle. An introvert’s retreat awaits as you arrive at the front of this home, with a lush garden greeting you, and a warm, inviting atmosphere awaiting you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement. The lower level is ideal for extra living space, for your big kids, a home office, or even a mortgage helper with oversized windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat – a tranquil, beautifully landscaped oasis perfect for relaxing. In the backyard, you will absolutely love and enjoy the spectacular hub created to entertain. Featuring an 8 person hot tub, a stamped concrete patio, a mature and bountiful vegetable garden, this yard will be a great place to make so many great memories. This home features an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and an additional parking pad for an RV or just shooting hoops! This home is quite literally in the heartbeat of Bowness, it is minutes from parks, schools, shopping, and the Bow River pathway system – offering the best of this community living with quick access to downtown Calgary. (15-20 minutes) Don’t miss your opportunity to own this charming home in one of Calgary’s most beloved neighbourhoods! *virtual tour available. *