

**7132 & 7130 35 Avenue NW
Calgary, Alberta**

MLS # A2254325



\$999,999

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	2,031 sq.ft.	Age:	1969 (56 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Paved, Standard Shaped Lot, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Storage		

Inclusions: Second refrigerator in 7130 and refrigerator, stove, dishwasher, washer, dryer, window coverings in 7132.

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, you're 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.