

7932 36 Avenue NW  
Calgary, Alberta

MLS # A2264667



**\$559,900**

|                  |                                                                              |               |                   |
|------------------|------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bowness                                                                      |               |                   |
| <b>Type:</b>     | Residential/House                                                            |               |                   |
| <b>Style:</b>    | Bungalow                                                                     |               |                   |
| <b>Size:</b>     | 883 sq.ft.                                                                   | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 3                                                                            | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Additional Parking, Alley Access, Carport, Covered, Driveway, Off Street, RV |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot, Treed              |               |                   |

|                    |                                                                                                               |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                    | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                               | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                                                                                                    | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Block                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Dry Bar, No Animal Home, No Smoking Home, Primary Downstairs, Separate Entrance, Vinyl Windows, Wood Counters |                   |      |

**Inclusions:** Window A/C unit.

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 of 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.