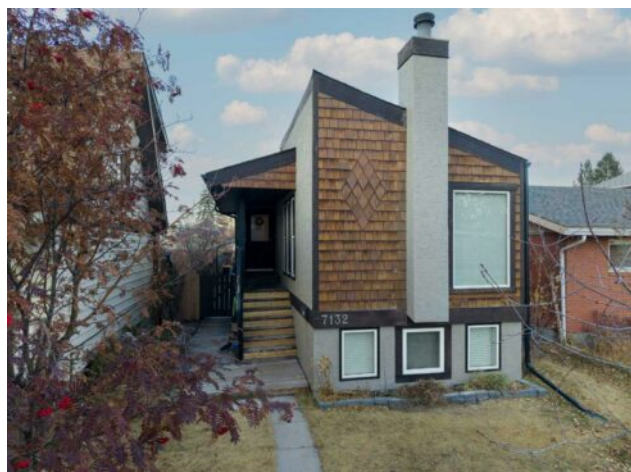


**7132 36 Avenue NW
Calgary, Alberta**

MLS # A2279058



\$680,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,124 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Suite has full appliance package

This beautiful Bowness bungalow with a full illegal suite offers so much. 3 bedrooms plus den and 3 bathrooms. The home has been fully renovated to the highest standards with German engineering in mind. The kitchen is HACKER kitchens that is sourced in Germany. The vaulted ceilings and sky lights with the sunken living room offers a feeling of spaciousness and calm. Uniform high quality floors throughout. The dining room is perfect for entertaining and quiet evenings. The bathrooms are modern and European sourced fixtures and custom made vanities. The master retreat offers full views of a full garden and outdoor entertaining. The garden and firepit that take you away from the city and make for comfy summer nights. The main floor plan and design is next to none as far as quality and style. The one bedroom suite with complete private entrance has great flow and function. It has a full function kitchen and access to storage and laundry. The one bedroom is large enough for a king size bed and has huge windows. Basement has it's own laundry. This home is perfectly situated close to grocery stores and walking amenities plus the Main Street of Bowness. Walking paths, bike paths and boutique shopping. Enjoy Bowness park and have a quick zip to the mountains. Skip the townhouse and buy this beautiful home that is move in ready and basically brand new!