7312 36 Avenue NW

Calgary | Active | MLS® A2353417

$689,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1946**	**1,450.6 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

7312 & 7314 36 AV NW | WHAT AN OPPORTUNITY! Perfect for a dayhome, home-business or someone looking to live in one side and rent the other. Rarely do properties like this become available in the heart of Bowness at this price point-featuring TWO SELF-CONTAINED HOMES ON ONE R-C2 ZONED LOT (50x122ft) plus a detached double garage with 220V wiring.

Situated on a quiet, mature tree-lined street, this unique property enjoys an exceptional location near multiple schools, daycares, parks, and everyday amenities. You're within walking distance to Bow River Landing, Superstore, and local shopping, while the University of Calgary, Foothills Hospital, Alberta Children's Hospital, Calgary Farmers' Market West, and downtown Calgary are all just minutes away.

The original residence has been extensively renovated over the years and completely reimagined with an open-concept layout featuring one spacious bedroom on the main level and another bedroom downstairs plus an oversized & fully finished rec room. Upgrades include updated insulation in the walls and ceilings, a newer roof (approximately 3 years old), and a massive south-facing deck complete with a gas line for BBQs and outdoor entertaining.

The true standout feature is the fully self-contained second home that was thoughtfully added to the property, creating an ideal setup for multi-generational living, investors, or homeowners seeking an incredible mortgage helper. This bright and modern residence offers 2 large bedrooms, 2 bathrooms, a beautifully updated kitchen, brand new windows, hardwood and tile flooring, knockdown ceilings, dimmable pot lighting throughout, and its own sunny south-facing deck.

Whether you're looking for an investment property, a flexible living arrangement for extended family, or a unique opportunity to offset your mortgage with additional income, this property delivers possibilities that are increasingly difficult to find in Calgary's market.

Located in one of Calgary's most rapidly evolving communities, Bowness continues to benefit from significant redevelopment, strong land appreciation, and ongoing investment. Surrounded by newer homes on a wider-than-average street and lane, this is a rare chance to secure a truly distinctive property in a sought-after location. Don't miss your opportunity to own one of Bowness' most unique offerings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353417
Bedrooms	4
Bathrooms	3

Year Built	1946
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	1,450.6 sq. ft.
Main Level Finished Area:	1,450.6 sq. ft.
Acreage:	No
Lot Area:	6,070 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	1946 (Age: 80)
Bedrooms:	4 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0

Plan:	3902JK
Heating:	Forced Air
Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Cork, Hardwood, Laminate, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, In Unit, Multiple Locations
City Quadrant:	Northwest
Community:	Bowness
Appliances:	See Remarks
Inclusions:	Fridge (2), Stove (2), Dishwasher, Hoodfan (2), window coverings, garage door opener, Washer (2), Dryer (2),
Restrictions:	None Known
Main Floor	Entrance · 3'11" × 3'4" ·
Main Floor	Bedroom - Primary · 22'9" × 10' ·

Main Floor	Living Room · 18'10" × 11'2" ·
Main Floor	Eat in Kitchen · 13'3" × 11'3" ·
Main Floor	Mud Room · 3'4" × 2'11" ·
Basement	Family Room · 21'7" × 18'7" ·
Basement	Bedroom · 10'9" × 10'7" ·
Basement	Laundry · 8' × 5'1" ·
Basement	Furnace/Utility Room · 6'7" × 6'2" ·
Suite	Mud Room · 9' × 3'4" ·
Suite	Living Room · 22'2" × 15'9" ·
Suite	Eat in Kitchen · 16'9" × 10'7" ·
Suite	Entrance · 4'3" × 3'6" ·
Suite	Bedroom · 14'4" × 14'2" ·
Suite	Laundry · 8' × 6'11" ·
Suite	Furnace/Utility Room · 6'11" × 3'2" ·
Suite	Bedroom - Primary · 15'2" × 14'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Open Floorplan, Primary Downstairs, Separate Entrance, Vinyl Windows
Exterior Features:	Fire Pit, Garden, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	R-C2
Listed Date:	Oct 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7312-36-avenue-nw-calgary-a2353417/

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