7407 36 Avenue NW

Calgary | Active | MLS® A2356467

$1,150,000









Bedrooms	Bathrooms	Year Built	Living area
10	**4**	**1969**	**2,017.44 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker YAD Realty

A closer look

Exceptional Turnkey Fourplex Investment in Bowness! Rare opportunity to acquire a fully rented, income-producing fourplex in one of Calgary's most desirable and established communities. This well-maintained property features two renovated 3-bedroom main-floor units and two 2-bedroom basement illegal suites with oversized windows and abundant natural light. Each suite offers a spacious open-concept layout, generous living areas, ample storage, and its own private laundry facilities. With over 3,900 sq. ft. of developed living space and two high-efficiency furnaces, this property is designed for reliable, low-maintenance ownership.

Long-term, respectful tenants are already in place and have expressed interest in remaining, providing immediate and stable cash flow for investors. Significant recent upgrades include full renovations to the main-floor units, while the lower suites remain in excellent condition.

Ideally located near schools, shopping, public transit, Bowness Park, the Farmers' Market, and the Bow River, with quick access to downtown Calgary and the Rocky Mountains. Situated outside the flood zone, this is an outstanding opportunity to secure a quality multi-family asset with strong rental appeal and long-term growth potential. A truly turnkey addition to any investment portfolio.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356467
Bedrooms	10
Bathrooms	4
Year Built	1969
Property Type:	Residential
Property Sub Type:	Full Duplex
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	2
Home Style:	1 and Half Storey, Attached-Side by Side

Total Living Area:	2,017.44 sq. ft.
Main Level Finished Area:	2,017.44 sq. ft.
Below Grade Finished Area:	1,922.52 sq. ft.
Lot Area:	6,150 sq. ft.
Lot Frontage:	50'
Front Exposure:	Northwest
Entry Level:	2
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	11
Year built:	1969 (Age: 57)
Bedrooms:	10 (Above Grd: 6)
Bedrooms Above Grade:	6
Bedrooms On Main:	6
Bedrooms Below Grade:	4
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	0
Plan:	3902JK
Heating:	High Efficiency, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Brick/Mortar
New Constr.:	No
Construction Material:	Concrete
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 10' × 8' ·
Main Floor	Dining Room · 8'11" × 7'7" ·
Main Floor	Kitchen · 11'6" × 9'11" ·
Main Floor	Laundry · 5'11" × 5'6" ·
Main Floor	Living Room · 14'2" × 13'2" ·
Main Floor	Bedroom - Primary · 12'6" × 10' ·
Main Floor	Bedroom · 12'6" × 8'11" ·
Main Floor	Bedroom · 12'6" × 8'11" ·
Main Floor	Bedroom · 10'1" × 7'11" ·
Main Floor	Kitchen · 11'6" × 10'1" ·
Main Floor	Laundry · 5'11" × 5'6" ·
Main Floor	Living Room · 21'7" × 13'3" ·
Main Floor	Bedroom - Primary · 12'5" × 10' ·

Lower Level	Bedroom · 11'11" × 8'9" ·
Lower Level	Bedroom · 11'11" × 9'5" ·
Lower Level	Kitchen · 10'10" × 10'1" ·
Lower Level	Pantry · 5'8" × 5'4" ·
Lower Level	Game Room · 22' × 12'10" ·
Lower Level	Furnace/Utility Room · 10'3" × 9'7" ·
Lower Level	Bedroom · 12' × 8'10" ·
Lower Level	Bedroom · 11'11" × 9'5" ·
Lower Level	Dining Room · 9'1" × 7'3" ·
Lower Level	Kitchen · 10'11" × 9'9" ·
Lower Level	Game Room · 15'1" × 12'10" ·
Lower Level	Furnace/Utility Room · 10'5" × 9'8" ·
Lower Level	Walk-In Closet · 5'7" × 4'8" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Separate Entrance
Exterior Features:	Balcony
Patio And Porch Features:	None
Lot Features:	Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC-2
Listed Date:	Nov 03, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7407-36-avenue-nw-calgary-a2356467/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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