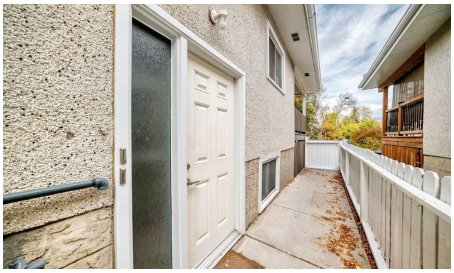
7409 37 Avenue NW

Calgary | Active | MLS® A2349302

$469,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1969**	**1,008.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Look no further. Discover this opportunity to own a thoughtfully designed 1/2 duplex within Calgary’s vibrant Bowness community. Situated in an incredible location within the community, this home provides ample space and versatility for a growing family, first time buyer or for those seeking an investment property. Situated in NW Calgary, this duplex offers a tranquil setting while remaining conveniently close to essential amenities and outdoor recreation. With a total of 1840.40 square feet of developed living space, with 1008.3 square feet above grade and another 832.1 square feet below grade, this residence boasts five bedrooms and two full bathrooms, ensuring everyone has their own space. The main floor offers a bright kitchen, dining area and living room with access to a great size deck for you to enjoy your morning coffee. You’ll appreciate the finished basement which offers a secondary kitchenette and family room providing additional living and entertainment possibilities including a dedicated laundry / mechanical room and extra storage. Outside you will enjoy your own landscaped and fenced private, fully fenced south-facing backyard - an ideal space to unwind and entertain, or to let your kids and pet’s simply play. Convenient back lane access with a double-parking pad provides off street parking and enough space to build a future double garage. This home is located steps away from Bowcroft Elementary School offering a German Bilingual Program and Thomas B Riley Junior High School. Our Lady of Assumption School (Kindergarten through Grade 9) is also close by as are playgrounds, grocery stores, unique shops, restaurants, walking/bike paths and city transit. The community is home to beautiful Bowness Park and offers a quick commute to Alberta Children's and Foothills Hospitals, University of Calgary, University District, Market Mall and to the city’s scenic Bow River pathway system & Bowmont Park & Canada Olympic Park. Community also provides quick access to major routes, Downtown Calgary and a quick exit from the city for weekend escapes to the Rocky Mountains. This home is more than just a place to live-it’s a place to thrive. Note: Some photos have been virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349302
Bedrooms	5
Bathrooms	2
Year Built	1969
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,008.3 sq. ft.
Main Level Finished Area:	1,008.3 sq. ft.
Below Grade Finished Area:	832.1 sq. ft.
Lot Area:	3,028 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1969 (Age: 57)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3902 JK
Heating:	Central
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Duplex
Roof:	Flat, Tar/Gravel
Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Alley Access, Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Electric Range, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	There are 2 refigerators included
Restrictions:	None Known
Main Floor	Pantry · 2'8" × 1'9" ·
Main Floor	Balcony · 11' × 5'11" ·
Main Floor	Bedroom - Primary · 12'7" × 9'11" ·
Main Floor	Bedroom · 12'7" × 9'2" ·
Main Floor	Bedroom · 9'11" × 7'6" ·
Main Floor	Dining Room · 11'2" × 9'1" ·
Main Floor	Kitchen · 11' × 10'4" ·
Main Floor	Entrance · 6'5" × 4'9" ·
Main Floor	Living Room · 13'5" × 13'2" ·
Lower Level	Family Room · 12'9" × 10'8" ·

Lower Level	Kitchen · 10'4" × 9'8" ·
Lower Level	Dining Room · 10'8" × 8'10" ·
Lower Level	Storage · 5'9" × 4'2" ·
Lower Level	Bedroom · 11'11" × 8'11" ·
Lower Level	Bedroom · 11'10" × 9'7" ·
Lower Level	Laundry · 9'10" × 7'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7409-37-avenue-nw-calgary-a2349302/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.