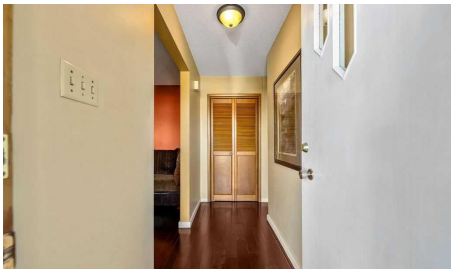
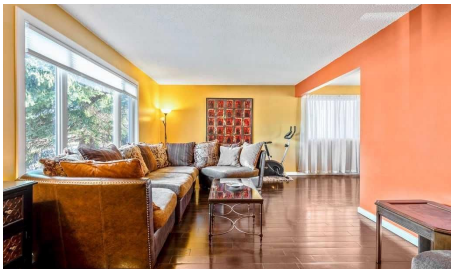
7511 35 Avenue NW

Calgary | Active | MLS® A2356542

$585,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1967**	**1,224 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Tucked onto a charming street in the heart of Bowness, this lovingly cared for 1967 bungalow is ready to welcome its next chapter. A thoughtful 2009 renovation refreshed the kitchen, hardwood floors and bathrooms, and a new roof in 2024 means you can move in and simply enjoy. Mornings are made for the sunny, south facing breakfast nook, where a large bay window pours light across the spacious kitchen. Three bedrooms and a four piece bath complete the main floor, while an extra large mudroom makes coming and going a breeze and opens onto a generous concrete patio. The lower level is just as inviting. Settle into the family room by the gas fireplace, framed by built in oak shelving, or put the kitchenette to work as a spice kitchen or summer kitchen. Two additional rooms adapt to whatever you need, whether that’s a home office, gym or creative space, and there’s no shortage of storage, including a cold room. Step outside and you’ll see why this property is so special. The 50' x 123' lot offers a huge, sun soaked south backyard with a fire pit for summer evenings and a fenced dog run for your four legged family. The oversized single detached (16' x 26') garage is wired for 220V, with extra parking off the alley and, best of all, an RV parking pad. Zoned R-C2, this is a wonderful place to call home today or a smart hold for the future. And then there’s Bowness itself. With scenic walking and biking paths, iconic Bowness Park, and local shops and restaurants close by, plus quick access to the mountains, it’s a true haven for anyone who loves the outdoors. Come see it for yourself! ***Please note that some photos have been virtually staged to show their potential.***

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356542
Bedrooms	3
Bathrooms	2
Year Built	1967
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,224 sq. ft.
Below Grade Finished Area:	1,107 sq. ft.
Acreage:	No
Lot Area:	6,135 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1967 (Age: 59)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3902JK
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	None

Fireplaces:	1
Fireplace Details:	Basement, Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Alley Access, Garage Faces Rear, Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Water Purifier, Window Coverings
Inclusions:	refrigerator in basement, electric stove in basement,
Restrictions:	None Known
Main Floor	Entrance · 19' × 3'7" ·
Main Floor	Living Room · 18'5" × 12' ·
Main Floor	Dining Room · 9'1" × 7' ·
Main Floor	Kitchen · 13' × 9' ·
Main Floor	Breakfast Nook · 11'1" × 7'1" ·
Main Floor	Mud Room · 13'5" × 3'8" ·
Main Floor	Bedroom - Primary · 12'9" × 10'2" ·
Main Floor	Bedroom · 9'3" × 9' ·
Main Floor	Bedroom · 11'7" × 9' ·
Basement	Kitchenette · 13' × 5'8" ·
Basement	Family Room · 18' × 16'7" ·
Basement	Flex Space · 11'10" × 10'1" ·

Basement	Flex Space · 11' × 10'8" ·
Basement	Storage · 11'1" × 6' ·
Basement	Storage · 8'1" × 4'9" ·
Basement	Furnace/Utility Room · 7' × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, No Smoking Home, Storage
Exterior Features:	Dog Run, Fire Pit, Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Lawn, Level, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7511-35-avenue-nw-calgary-a2356542/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.