7712 36 Avenue NW

Calgary | Active | MLS® A2355606

$849,900









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2023**	**1,985 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Solutions

A closer look

If you know Bowness, you know why people love it here. The Bow River, beautiful parks, mature trees, local businesses and a community that still feels like a small town within the city. Welcome to 7712 36 Avenue NW, a gorgeous 2023 custom-built semi-detached home offering over 1,968 sq. ft. above grade, 5 bedrooms, 3.5 bathrooms, a double detached garage and a TWO-BEDROOM LEGAL BASEMENT SUITE!

Inside, you'll find 10-foot ceilings, hardwood flooring, large windows and a bright, open main floor designed for everyday living and entertaining. The kitchen is a standout with its impressive 13-foot quartz waterfall island, custom cabinetry, stainless steel appliances, pantry and dedicated coffee bar. The living room opens onto a spacious rear deck, perfect for summer evenings.

Upstairs, the primary bedroom features a tray ceiling, redesigned walk-in closet and beautiful 5-piece ensuite with double sinks, soaker tub and separate shower. Two additional bedrooms, another 5-piece bathroom and convenient upper-level laundry complete the space.

The legal basement suite offers its own entrance, two bedrooms, a full kitchen, generous living area and separate laundry, providing excellent flexibility for rental income potential or extended family. Additional improvements include custom window coverings, water filtration, upgraded storage and low-maintenance landscaping. The insulated, drywalled and wired double garage also offers plenty of storage.

And the LOCATION! Walk to Bowness High School, Bowcroft School, Thomas B. Riley School and Our Lady of the Assumption School, with playgrounds, soccer fields, grocery shopping and everyday amenities close by. Enjoy the local restaurants and shops along Bowness Road, the Bowness Community Association with its recreation programs and neighbourhood events, and Calgary Farmers' Market West just a short drive away.

Bowness Park, Baker Park, Bowmont Park and the Bow River pathway system offer endless opportunities to walk, cycle and enjoy nature. With convenient access to downtown, WinSport, Market Mall and the mountains, you really do get the best of both worlds.

A beautiful newer home, a legal suite and a neighbourhood people are proud to call home. That's Bowness living!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355606
Bedrooms	5
Bathrooms	4

Year Built	2023
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,985 sq. ft.
Below Grade Finished Area:	894 sq. ft.
Lot Area:	3,046 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2023 (Age: 3)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2311331

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	MAIN RESIDENCE: Under-sink water filtration system in kitchen. LEGAL BASEMENT SUITE: Refrigerator, stove, dishwasher, range hood and microwave.
Restrictions:	None Known
Main Floor	Dining Room · 12'7" × 10'9" ·
Main Floor	Kitchen · 19'4" × 15'6" ·

Main Floor	Living Room · 14'8" × 14'5" ·
Main Floor	Mud Room · 9' × 7'2" ·
Upper Level	Bedroom · 12'8" × 10' ·
Upper Level	Bedroom · 14'1" × 11'8" ·
Upper Level	Bedroom - Primary · 16'2" × 13'6" ·
Basement	Bedroom · 13' × 8'11" ·
Basement	Kitchen · 23'2" × 15'1" ·
Basement	Bedroom - Primary · 13'8" × 10'6" ·
Basement	Furnace/Utility Room · 9'1" × 5'9" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-C2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7712-36-avenue-nw-calgary-a2355606/

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