



**7420 36 Avenue NW, Calgary, Alberta - \$599,900**



Photos  
Coming  
Soon



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## Property Description

Stylish & Bright Home with LEGAL Basement Suite in Trendy Bowness!

This charming detached home in sought-after Bowness offers a rare opportunity with two fully self-contained residences—each with its own private entrance and laundry. Whether you're looking for a mortgage helper rental or a multi-generational living setup, this property has it all.

Upstairs, you'll find a beautifully updated 2-bedroom main floor featuring a large, open living space and an oversized kitchen with a butcher block eat-up island, soft-close cabinetry (including hidden dishwasher), tile backsplash, and tons of storage—including a large pantry and island cupboards. Ideal for entertaining! Stylish pot lights and pendant lighting with dimmers let you set the perfect mood, while durable laminate floors make maintenance a breeze. The spacious main floor also offers a sleek, renovated bathroom and two large bedrooms, plus a secret storage nook with slide-out stairs—ideal for seasonal items. Bonus: a cleverly designed cat portal connects the hallway to the laundry room for a discreet litter box setup! Step outside to enjoy a south-facing covered front porch, or entertain on the large private backyard deck—complete with a fenced dog run, low-maintenance landscaping, and ample parking.

Downstairs, the bright and contemporary 1-bedroom LEGAL suite (registered with the City of Calgary) impresses with updated vinyl plank flooring, large windows, and modern finishes. The kitchen includes open shelving, soft-close cabinetry, and a central island for prep, dining, or entertaining. The cozy living room features an electric fireplace, built-in shelving, and accent lighting (with power access above the fireplace to mount your flatscreen TV). There's also a well-sized bedroom, updated bathroom, and generous laundry/storage room. A convenient landing with coat and shoe storage and under-stair space adds even more practicality.

This move-in-ready home is steps from schools, transit, daycare, and the new Superstore, and just minutes to Bowness Park, Canada Olympic Park, the West Calgary Farmers Market, and downtown Calgary—only a 10-minute drive away!

Whether you're investing or nesting, this is your chance to own a versatile, income-generating home in one of Calgary's most vibrant communities. Schedule your private showing today—this one won't last long!

## REALTOR Referral



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