

7417 35th Avenue NW
Calgary, Alberta

MLS # A2317216



\$356,000

Division:	Bowness		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	851 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Garage Door Opener, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Skylight(s)		

Inclusions: See remarks

Located in the highly sought-after Bowness neighbourhood, this half-duplex sits on a generous 3000 sq. foot lot and features a detached single-car garage, delivering outstanding value for the area. While the 1700 sq foot property requires significant updating and renovation, it presents an excellent opportunity for investors, renovators, or buyers looking to build equity. Located on a quiet, mature street, you'll enjoy convenient access to nearby amenities including grocery stores, schools, parks, playgrounds, and more. The property features both front and back yards, providing plenty of space for children, pets, gardening, or outdoor entertaining. Inside, you'll find 3 bedrooms, a large family room, and an open-concept main floor layout that flows onto a balcony—perfect for enjoying your morning coffee or relaxing outdoors. The detached garage offers ample room for parking, storage, tools, and recreational equipment. Judicial Sale. Contact your Realtor® for additional information and details on the purchasing process. *Images are from a virtual staging*