

# **\$975,000 - 7344 & 7342 35 Avenue Nw, Calgary**

MLS® #A2215433

**\$975,000**

5 Bedroom, 3.00 Bathroom, 2,167 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

ATTENTION ALL INVESTORS! Welcome to a very rare investment opportunity to purchase an owner occupied full side by side duplex, meticulously maintained and substantially updated offering huge growth potential to convert into a legal conforming fourplex (pending permit approvals from the City of Calgary). Located on a very quiet street surrounded by mostly single family homes on a large 50x122 R-CG lot! The duplex has benefited with over \$90,000 in recent updates, including a newer roof, three newer f/a furnaces and one a/c unit, one side has a newer a/c, newer front balconies including maintenance free composite decking and new railings, plus much, much more. A full list of comprehensive and recent updates is available!! Each unit upstairs features three bedrooms, including upstairs laundry rooms, 7342 side has an illegal and very bright self contained two bedroom suite, original hardwood flooring, newer side entry doors., and newer patio doors. The 7344 side has an unspoiled basement ready for development! \*\*\*HERE IS THE BONUS.....there is a newer and huge 28x26 double garage. Inside measurements are for only one side, 7342. Close to all levels of schools, a short walk to Superstore and shops, across from Trinity Box stores, close to Greenwich and the new Farmer's Market, 5-8 minutes to two hospitals, a short commute to downtown and easy access west to the mountains! Hurry on this amazing opportunity!



Built in 1971

## Essential Information

MLS® #	A2215433
Price	\$975,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	2,167
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

## Community Information

Address	7344 & 7342 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1T3

## Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Unfinished

## Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Stucco, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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