

\$460,000 - 7304 36 Avenue Nw, Calgary

MLS® #A2245555

\$460,000

4 Bedroom, 2.00 Bathroom, 1,043 sqft

Residential on 0.12 Acres

Bowness, Calgary, Alberta

An amazing home with Endless potential in a prime Location with 42' frontage! Calling all renovators, investors, and visionary homeowners, this is the opportunity you've been waiting for! Located on a quiet, tree-lined street just blocks from schools, shopping, and transit, this spacious home offers the perfect canvas for your dream renovation. Inside, you'll find original hardwood floors ready to be restored to their former glory, large windows throughout that flood the space with natural light, and a generous living room that flows seamlessly into a formal dining area—ideal for entertaining. The galley kitchen offers tons of cupboards, a potential open layout after renovations, and a functional layout with room for modern updates.

Upstairs features three good-sized bedrooms and a four-piece bathroom, while the lower level boasts a fourth bedroom, another four-piece bath, and a large rec room—perfect for a family media room, games area, or home office, and plenty of storage.

Step outside to a spacious backyard ready for landscaping, gardening, or summer barbecues, plus RV parking and a double detached garage for added convenience. Enjoy your morning coffee on the front balcony overlooking the private front yard, adding charm and curb appeal.

All this just a short commute to Canada Olympic Park (COP) and the Rocky Mountains, making this home a rare find with



serious upside. This home boasts solid bones, a layout is functional, and the potential is undeniable for a renovation to suit your tastes. Don't miss your chance to transform this diamond in the rough into something truly special! Call today for your own private showing!

Built in 1968

Essential Information

MLS® #	A2245555
Price	\$460,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.12
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	7304 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1T8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, RV Access/Parking, RV Gated
# of Garages	2

Interior

Interior Features	High Ceilings
-------------------	---------------

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Private, Rectangular Lot, Treed
Roof	Flat
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	August 4th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.