

\$449,900 - 7329 35 Avenue Nw, Calgary

MLS® #A2270327

\$449,900

3 Bedroom, 2.00 Bathroom, 919 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

Excellent opportunity to live up and rent down or rent up/down. This well-maintained semi-attached home is in a great location and has quality upgrades throughout. New windows; maintained roof with a new membrane in 2009; poured concrete walkways; new base and casing; eaves and soffits. Hardwood floors up, and a large 19x6-foot balcony. The basement can be a self-contained illegal suite with the addition of a furnace and an entry door (RI at present). The main floor furnace has been serviced, and the home has a new hot water tank. Two bedrooms up and one down, two full baths, laundry up and down. Make a great investment in this super home in the trendy neighbourhood of Bowness. Excellent access to all the shopping and services at Trinity Hills, 16 Ave and Stoney Trail. Bowness offers a small-town feel with lots to do. Enjoy Bowness Park and its famous lagoon, walking pathways along the Bow River, public washrooms, firepits and BBQ stands.

Built in 1970

Essential Information

MLS® #	A2270327
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	919
Acres	0.07
Year Built	1970
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	7329 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B1T2

Amenities

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

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Level, Street Lighting, Treed
Roof	Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 13th, 2025
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Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
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