

# \$575,000 - 7508 36 Avenue Nw, Calgary

MLS® #A2261361

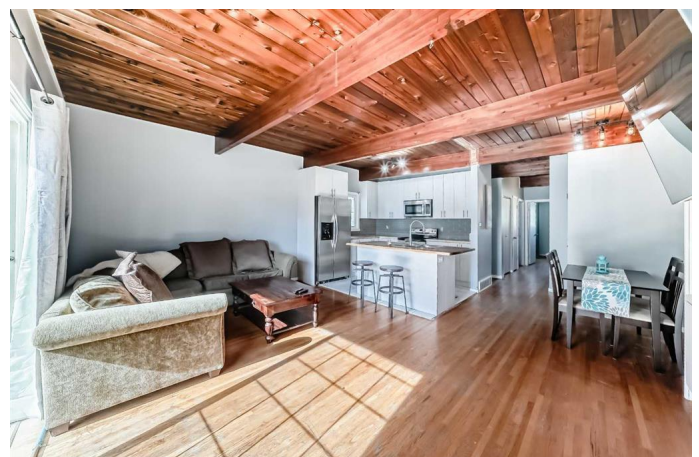
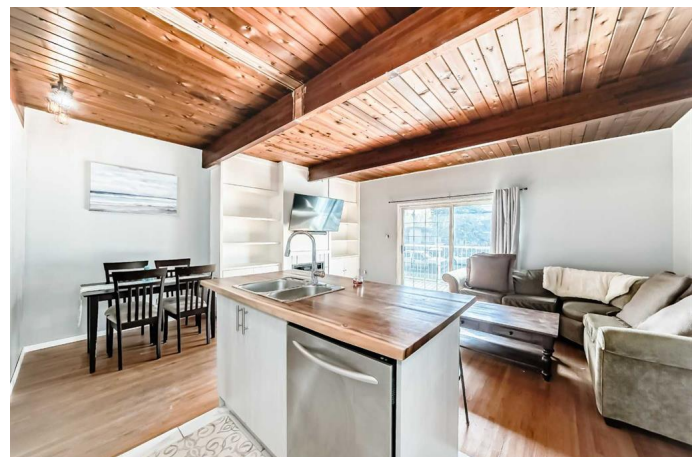
**\$575,000**

4 Bedroom, 2.00 Bathroom, 881 sqft  
Residential on 0.07 Acres

Bowness, Calgary, Alberta

( \*\*\*\*INVESTOR ALERT\*\*\* 3 STREAMS OF INCOME ON THIS PROPERTY FOR POSITIVE CASH FLOW ) This spacious half-duplex is more than just a home—it's a lifestyle and an investment opportunity wrapped into one! While it still needs a touch of TLC and handyman work, the big-ticket renovations have already been done, making this property a truly exciting find in Calgary's ever-transforming Bowness neighbourhood. Step inside the main floor two-bedroom suite, where rustic charm meets modern upgrades. The cedar ceilings with exposed beams add warmth and character, while the original oak hardwood floors bring timeless beauty. The open-concept living, dining, and kitchen area has been beautifully reimaged with new cabinetry, upgraded appliances, and live-edge solid wood countertops that make the heart of this home truly stand out. Two spacious bedrooms sit privately at the end of the hall, accompanied by an updated four-piece bath and the convenience of separate laundry. Comfort is a given with central air conditioning and a high-efficiency furnace already in place. The Big Bonus: A LEGAL Two-Bedroom Basement Suite! This isn't your typical basement—it's been opened up for a bright, airy feel with an open-concept design, upgraded finishes, its own separate laundry, and a private entrance. Being LEGAL, this suite offers the ultimate flexibility. live up, rent down, or rent both for maximum cash flow.

Financing Scenarios				
Asking price	\$575,000		Taxes per month	\$207
Interest Rate	3.99%		Amortization	25 years
	Option 1	Option 2	Option 3	
Down Payment	\$28,750	\$57,500	\$115,000	
Percentage Down	5%	10%	20%	
First Mortgage	\$546,250	\$517,500	\$460,000	
CMHC/ GE	\$19,665	\$12,420	\$0	
Total Financing	\$565,915	\$529,920	\$460,000	
Monthly Tax	\$207	\$207	\$207	
Total P. I .T. <small>(principal/interest/taxes)</small>	\$3,181	\$2,992	\$2,624	
Minus Suite Income	-\$1,500	-\$1,500	-\$1,500	
<b>Monthly Payments</b> <small>( utilities extra )</small>	<b>\$1,681</b>	<b>\$1,492</b>	<b>\$1,124</b>	
	<small>( confirm all exact figures with your Mortgage Broker )</small>			



Better yet, a LEGAL suite can also make mortgage qualifying easier (contact your Mortgage Broker). Dream Garage for Homeowners & Investors Alike  
Out back, you'll find a brand-new 28' x 20' insulated double garage with 200-amp power, 9' ceiling and an 8' overhead door—ideal for a serious home workshop, storage, or even a potential third income stream. A gas line is already and waiting outside, to hook up for future heating. All renovations, including the garage and legal basement suite, were completed with permits, ensuring peace of mind for both homeowners and investors.

This property is a rare find with the ability to generate three income streams: the main floor suite, the legal basement suite, and the oversized garage. Perfect for investors looking to maximize returns or for an owner-occupier wanting to offset mortgage costs with rental income. Location, Location, Location!

Nestled in the heart of Bowness, a neighbourhood that has undergone an incredible transformation, you'll enjoy quick access to every amenity—schools, shopping, restaurants, and recreation.

Commuting is effortless with easy access to Trans-Canada Highway and Stoney Trail, connecting you across the city and beyond. Whether you're an investor searching for a property with cash flow potential or a homeowner who wants mortgage help while living in a beautifully upgraded space, 7508 36th Ave. NW delivers it all.

Built in 1968

### **Essential Information**

MLS® #	A2261361
Price	\$575,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.07
Year Built	1968
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Up/Down
Status	Active

### **Community Information**

Address	7508 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3b 1v3

### **Amenities**

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

### **Interior**

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Separate Entrance, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Insert
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 1st, 2025
Days on Market	32
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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