

\$899,999 - 7132 & 7130 35 Avenue Nw, Calgary

MLS® #A2254325

\$899,999

7 Bedroom, 4.00 Bathroom, 2,031 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

A truly rare find in the heart of Bowness—this well-maintained full duplex presents an exceptional opportunity for investors, multi-generational living, or future redevelopment. It's uncommon to find both sides of a duplex available, complete with a double detached garage and a massive front porch that spans the entire width of the property. Situated on a 6,124 square foot lot, this property is tucked away on a quiet dead-end street right beside a playground, offering privacy and a family-friendly setting. Each side of the duplex features a spacious kitchen with ample cupboard space, a comfortable living room, three bedrooms above grade, one additional bedroom below, two full bathrooms, and generous storage rooms—ideal for families or renters alike. With R-CG zoning, the lot supports a variety of future development options, making this a great investment opportunity. Just a short walk to a variety of schools and a retail hub with Real Canadian Superstore, Pet Valu, Animal Hospital and a range of dining options, with Bowness Park also close by. By car, your mere minutes from Stoney Trail, Sarcee Trail, highway 1, providing easy access across the city and out to the mountains—all while coming home to a quiet, tucked-away street. Recent upgrades provide peace of mind, including a new EPDM rubber membrane roof (2024), newer furnace, new hot water tank and several upgraded windows. Clean, low-maintenance backyard. Two mature shade trees in front



give timeless street appeal. Whether you're looking to live on one side and rent the other, hold as a long-term investment, or redevelop, this unique property checks all the boxes. Priced competitively in Bowness’s evolving duplex market, this property delivers upgrades and location without the infill premium—don’t miss this incredible opportunity in one of Calgary’s most desirable, evolving communities.

Built in 1969

Essential Information

MLS® #	A2254325
Price	\$899,999
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,031
Acres	0.14
Year Built	1969
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	7132 & 7130 35 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1S9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Open Floorplan, Storage, Built-in Features
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape, Paved, Treed, Standard Shaped Lot
Roof	Rubber
Construction	Wood Frame, Wood Siding, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 4th, 2025
Days on Market	72
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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