

\$565,900 - 7508 36 Avenue Nw, Calgary

MLS® #A2261361

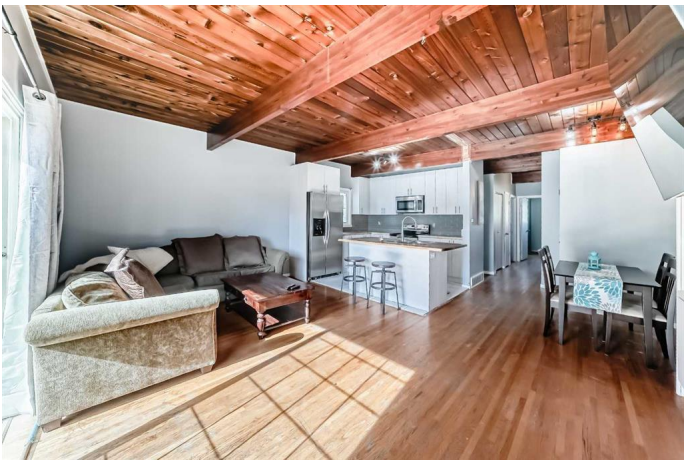
\$565,900

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

Bowness, Calgary, Alberta

***** NEW PRICE ***** (
****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
reimagined 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

7508-36 Ave NW (A2661361)			
Financing Scenarios			
Asking price	\$565,000	Taxes per month	\$207
Interest Rate	4.39%	Amortization	25 years
	Option 1	Option 2	Option 3
Percentage Down	5%	10%	20%
Down Payment \$\$	\$28,295	\$56,590	\$113,180
First Mortgage	\$537,605	\$509,310	\$452,720
CMHC or GE fee	\$19,354	\$12,223	\$0
Total financing	\$556,959	\$521,533	\$452,720
Monthly Tax	\$207	\$207	\$207
P.I.T. total per month principal/interest/taxes	\$3,256	\$2,855	\$2,478
Minus Suite Income	-\$1,500	-\$1500	-\$1500
Monthly Payments (Utilities Extra)	\$1,756	\$1,355	\$978
(verify exact numbers with a professional Mortgage Broker)			



down, or rent both for maximum cash flow.

Better yet, a LEGAL suite can also make mortgage qualifying easier (contact your Mortgage Broker). Dream Garage for Homeowners & Investors Alike

Out back, youâ€™ll find a brand-new 28â€™ x 20â€™ insulated double garage with 200-amp power, 9â€™ ceiling and an 8â€™ overhead doorâ€”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, youâ€™ll enjoy quick access to every amenityâ€”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 youâ€™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	\$565,900
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	220 Volt Wiring, Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, No Smoking Home, Open Floorplan, Wood Counters, Separate Entrance
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	44
Zoning	R-CG

Listing Details

Listing Office	TREC The Real Estate Company
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