

# \$979,999 - 7132 & 7130 35 Avenue Nw, Calgary

MLS® #A2254325

**\$979,999**

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          | \$979,999              |
| 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 | Built-in Features, Open Floorplan, Storage                                                         |
| 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          | Finished, Full                                                                                     |

## Exterior

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

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 21                  |
| Zoning         | R-CG                |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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