

# \$259,000 - 30, 8112 36 Avenue Nw, Calgary

MLS® #A2122504

**\$259,000**

3 Bedroom, 1.00 Bathroom, 924 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Back on market due to financing issue. Fantastic opportunity for first-time home buyers or investor. Great location in the family friendly community of Bowness, a great neighbourhood with easy access to everything your family requires and it's still less than 15 minutes to Downtown. This well managed townhouse complex has affordable condo fees, lots of parking and great front loading coin operated laundry facilities in the laundry building just steps away from the front door. You're close to fabulous and famous Bowness Park, Bow River pathway system, the new Calgary Farmer's Market, Bowness Community Centre and public transit. There's lots of shopping, services, restaurants, bars, schools and green spaces close by. Easy exit to the mountains as well. This townhouse is all below grade with over 900+ square feet of living space; a large family room, a dining area by the kitchen, 3 bedrooms and a full bathroom. Upgrades include the furnace, hot water tank, carpet and front closet. With all the advantages of an established community and an affordable price, this is a wonderful place to call home.

Built in 1973

## Essential Information

MLS® #                      A2122504

Price                        \$259,000



|                |                   |
|----------------|-------------------|
| Sold Price     | \$252,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 924               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Sold              |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 30, 8112 36 Avenue Nw |
| Subdivision | Bowness               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3B 3P3               |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Coin Laundry, Parking, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Off Street, Stall            |

### Interior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas                              |
| Cooling           | None                                                 |
| Basement          | None                                                 |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Lighting, Private Entrance         |
| Lot Description   | Landscaped, Level, Street Lighting |
| Roof              | Asphalt Shingle                    |
| Construction      | Stucco, Wood Frame                 |
| Foundation        | Poured Concrete                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2024 |
| Date Sold      | May 4th, 2024    |
| Days on Market | 20               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

**Listing Details**

Listing Office           MaxWell Canyon Creek

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