

\$274,900 - 34, 8112 36 Avenue Nw, Calgary

MLS® #A2128421

\$274,900

3 Bedroom, 1.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

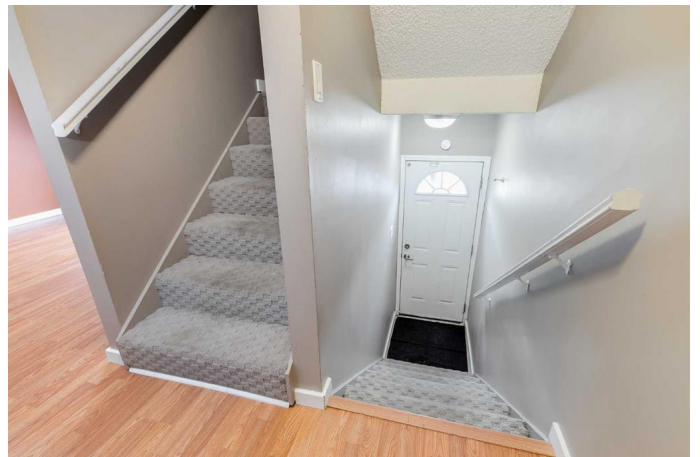
Excellent opportunity to own this bright 3 bedroom, 1 bath condo - a rare find in the heart of Bowness! This upper level, 2 storey townhome is perfect for a first time buyer and/or savvy investor. The main floor offers a spacious living room with laminate flooring and large vinyl patio door leading to your west facing balcony. The updated galley style kitchen has been extended and features; stylish white cabinetry, significant counter space, dishwasher, microwave hood fan, electric stove, refrigerator, a large window and a generous dining area to easily accommodate family gatherings. Upstairs, 3 sizeable bedrooms await including the generous primary bedroom, laminate flooring throughout and sizeable vinyl windows. The well placed 4-piece family bath provides extra privacy between bedrooms. Other notable features of this wonderful home include; vinyl windows throughout, newer hot water tank, assigned parking stall with plug-in, a bike storage room, a large common laundry area, and quick access to established amenities, parks, pathways, Bowness Park, transit & more. Low condo fees and a terrific location round out this terrific home. Book your private showing today!

Built in 1973

Essential Information

MLS® #

A2128421



Price	\$274,900
Sold Price	\$280,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,036
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	34, 8112 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3P3

Amenities

Amenities	Bicycle Storage, Coin Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Plug-In, Stall

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Street Lighting, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 3rd, 2024
Date Sold	May 11th, 2024
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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