

\$279,900 - 36, 8112 36 Avenue Nw, Calgary

MLS® #A2145947

\$279,900

3 Bedroom, 1.00 Bathroom, 860 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Charming Bowness Townhouse: Ideal for First-Time Buyers or Investors

Discover an incredible opportunity in the family-friendly community of Bowness. Nestled in a great neighborhood, this well-managed townhouse complex offers convenience, affordability, and a prime location.

Situated just minutes from Downtown Calgary, this townhouse provides easy access to all your family's needs. Whether it's shopping, dining, or outdoor adventures, everything is within reach.

Enjoy proximity to Bowness Park, the Bow River pathway system, and the new Calgary Farmer's Market. The Bowness Community Centre and public transit options are also nearby.

With nearly 900 square feet of living space, this renovated townhouse boasts a spacious family room, a kitchen with a dining area, three bedrooms, and a full bathroom. Recent upgrades include new vinyl plank flooring, fresh carpet, and a modern kitchen with quartz countertops.

This complex offers reasonable condo fees, making homeownership accessible.

The easy exit to the mountains and Bow River ensures you're never far from adventure.



Benefit from the advantages of an established neighborhood while enjoying an affordable price point.

Don't miss out on this wonderful place to call home! Book a showing today.

Built in 1973

Essential Information

MLS® #	A2145947
Price	\$279,900
Sold Price	\$269,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	860
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

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

Amenities

Amenities	Bicycle Storage, Coin Laundry, Laundry, Park, Storage
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, Quartz Counters, See Remarks, Vinyl Windows
Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2

Exterior

Exterior Features	Courtyard, Storage
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	July 2nd, 2024
Date Sold	August 2nd, 2024
Days on Market	31
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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