

\$429,900 - 8, 6505 36th Avenue Nw, Calgary

MLS® #A2151065

\$429,900

3 Bedroom, 2.00 Bathroom, 649 sqft

Residential on 0.10 Acres

Bowness, Calgary, Alberta

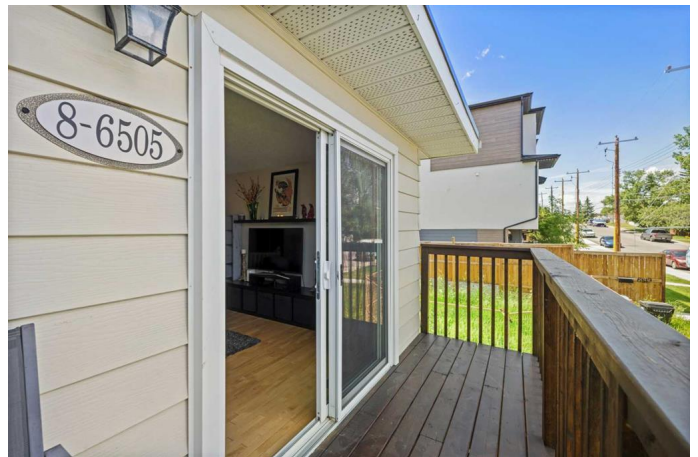
Welcome to 8-6505 36th Ave NW. Experience pride of ownership in this beautifully renovated and spacious home, offering 1188 sq ft of total living space. This affordable 3 bedroom duplex is conveniently located in the desirable neighborhood of Bowness, with walking distance to bus stops and restaurants. Walking in your are greeted by a spacious front entry. The kitchen features shaker-style white cabinets with pot drawers and butcher block countertops. It opens to a bright dining area with a sliding patio door leading to a large, sunny south-facing deck. The spacious living room, perfect for entertaining or relaxing, with a patio door that opens to the front balcony. The main floor is completed with a 2pc bathroom and laundry area. The lower level offers a primary bedroom with a walk-in closet, two additional bright and sizable bedrooms, and a 4pc bathroom. Additional renovations include flooring, paint, vinyl windows and doors, a high-efficiency furnace, a deck & fencing. This fantastic location offers quick & easy access to downtown, bike paths, parks, schools, shopping, the university, hospitals, and mountains. The property also includes two oversized paved parking stalls in the rear. Call today to view!

Built in 1976

Essential Information

MLS® #

A2151065



Price	\$429,900
Sold Price	\$429,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	649
Acres	0.10
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	8, 6505 36th Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1T6

Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Open Floorplan, Master Downstairs, See Remarks, Storage, Walk-In Closet(s), Wood Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Fire Pit, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Private

Roof	Asphalt
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 28th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker United
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