

\$799,900 - 8803 36 Avenue Nw, Calgary

MLS® #A2152512

\$799,900

2 Bedroom, 1.00 Bathroom, 988 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Investors & Developers here is your opportunity to purchase a 50'x120' corner lot in the prime location of West Bowness. 3 minute walk to Bowness Park with it's amazing 4 seasons of amenities, the Bow River and Calgary's premier bike path system. Close to schools, the Calgary Farmers Market, main street Bowness, Canada Olympic Park, Crowfoot / Trinity Hills / Market Mall / University District Shopping, Foothills & Children's hospitals and much more.. Nearby major roadways include the Trans Canada west to Banff, Stoney Trail, Crowchild Trail, Sarccee Trail, and Memorial drive... The home & yard will make a great holding property with an updated kitchen incl/ gas range, nice bathroom, 2 bedrooms, family & dining rooms, central A/C and a 2021 hot water tank. The wonderful yard has SW exposure, parking pad for an R/V, a 24'x30' detached garage which is heated & insulated with 220V power. Don't let this opportunity pass you by...

Built in 1956

Essential Information

MLS® #	A2152512
Price	\$799,900
Sold Price	\$799,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	988
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	8803 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W3

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Double Garage Detached, Garage Faces Rear, Off Street, Parking Pad, Workshop in Garage

Interior

Interior Features	Laminate Counters, Wood Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block

Additional Information

Date Listed	July 25th, 2024
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Date Sold	July 30th, 2024
Days on Market	5
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Solutions

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