

\$534,900 - 8113 36 Avenue Nw, Calgary

MLS® #A2153322

\$534,900

6 Bedroom, 2.00 Bathroom, 1,132 sqft

Residential on 0.07 Acres

Bowness, Calgary, Alberta

Potential Potential Potential!!! Price adjusted for immediate sale! Welcome to a very large and fully developed, spacious 1,131 sqft and a total of 6 bedrooms, semi detached Bilevel, c/w an non-conforming lower suite, in a very quiet location nestled in the vibrant inner city community of Bowness. This property has excellent potential as a fantastic income producing investment property or for those looking to supplement their mortgage as the lower level has a large illegal 3 bedroom suite! The house requires some cosmetic TLC but well worth the effort!!! There are some recent updates and special features that include, a newer high efficiency f/a furnace (installed in 2022) and a tankless hot water system and upper and lower self contained laundry. A newer and huge front balcony c/w composite decking, cedar siding for a charming and durable exterior, a rear parking pad for ample parking and suitable for RVs. A solid building structure and major suite potential (with City approval) as an excellent investment property. Bowness is a fantastic inner city community offering unparalleled convenience, only a few blocks to the new Superstore and Trinity Hills box stores, close to the University of Calgary, the Foothills and Children's Hospitals, the new Baker Center, the Bow river & bike path system and Bowness park, easy access to the Rocky Mountains and only a 10 minute commute to downtown. Priced for immediate sale, hurry on this one!



Built in 1978

Essential Information

MLS® #	A2153322
Price	\$534,900
Sold Price	\$498,500
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,132
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	8113 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W1

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, Paved

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Oven, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2024
Date Sold	August 25th, 2024
Days on Market	27
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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