

# \$595,000 - 7927 36 Avenue Nw, Calgary

MLS® #A2254662

**\$595,000**

2 Bedroom, 1.00 Bathroom, 1,015 sqft

Residential on 0.14 Acres

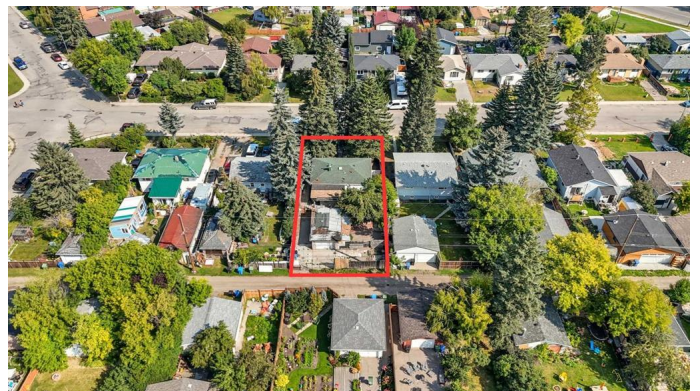
Bowness, Calgary, Alberta

Builders, Developers and all buyers looking for a beautiful lot to build on! All I can say is...."What a spot to call home!" This PRIME 50' x 120' lot has all the potential to make all of your dreams come true! Located on one of the most beautiful & convenient streets in vibrant Bowness & waiting to be transformed into an Oasis! It boasts 50 ft frontage with rear lane access and 120Ft Depth! You're walking distance to Bow River pathways, parks, schools, shops, restaurants with quick access to Stoney Trail, Downtown Calgary, the University of Calgary, Market Mall & of course - the Mountains!! Bowness is THE INNER CITY community that everyone is talking about - it is growing, developing quickly & is an amazing community to invest in today! Immediate possession available! Land Use Code: R-CG \*

Built in 1953

## Essential Information

MLS® #	A2254662
Price	\$595,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,015
Acres	0.14
Year Built	1953



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7927 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1V6

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Brick/Mortar

### Additional Information

Date Listed	September 10th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office

CIR Realty

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