

\$574,900 - 8012 36 Avenue Nw, Calgary

MLS® #A2266622

\$574,900

3 Bedroom, 2.00 Bathroom, 883 sqft
Residential on 0.14 Acres

Bowness, Calgary, Alberta

55 Ft Wide By 110 Ft Long - 562 Square Meter Lot with M-C1 Zoning! On-top of the lot sits a charming 3 bedroom bungalow with 2 bedrooms up, a 4-piece bathroom, open concept living, kitchen, and dining, along with a gas fireplace. Below is a family room, a bedroom, den and half bathroom, and laundry. Outside features a spectacular yard with mature trees, a massive double tiered deck, and an oversized heated double garage along with a parking pad. Move in and enjoy Bowness, or select from many different construction options available. Close to the farmers market, the Trans-Canada highway, schools, biking paths, and more!

Built in 1957

Essential Information

MLS® #	A2266622
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	883
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

Community Information

Address 8012 36 Avenue Nw

Subdivision Bowness

City Calgary

County Calgary

Province Alberta

Postal Code T3B 1V9

Amenities

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Oversized, Parking Pad

of Garages 2

Interior

Interior Features Built-in Features, Kitchen Island, Open Floorplan

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Lawn, Level, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 23rd, 2025

Days on Market 7

Zoning M-C1

Listing Details

Listing Office

Purpose Realty

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