

# \$499,000 - 8121 36 Avenue Nw, Calgary

MLS® #A2217350

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.07 Acres

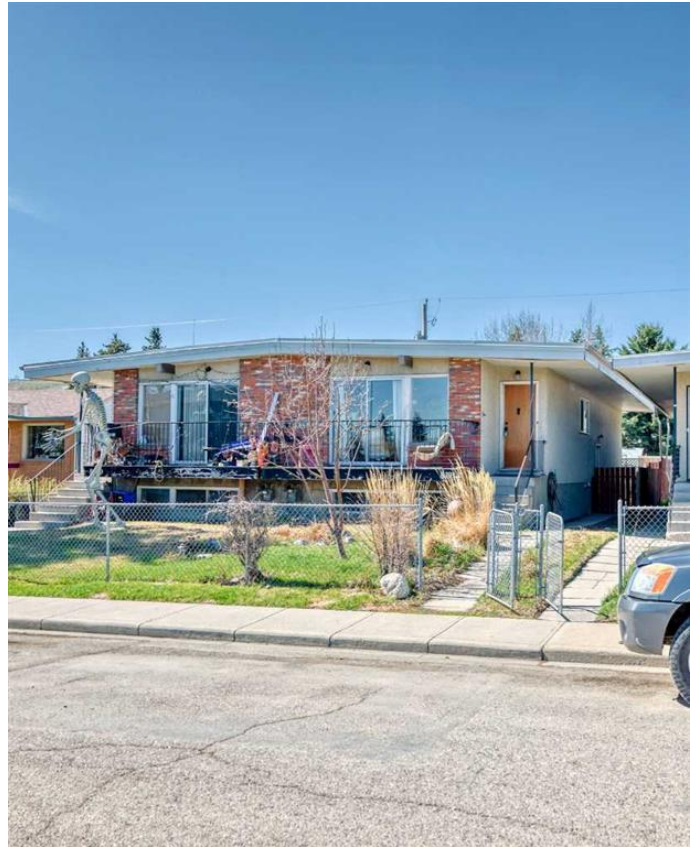
Bowness, Calgary, Alberta

Welcome to 8121 36 Avenue NW, a beautiful bungalow nestled in the heart of desirable Bowness. This charming home sits on a large lot on a quiet, tree-lined street—just steps from Bowness Park, the Bow River, and schools.

With over 1,800 sq ft of developed living space, this property offers a perfect blend of modern comfort and classic charm. The main floor features an inviting living room with large windows that flood the space with natural light, a spacious kitchen with stainless steel appliances, plenty of cabinets and a sleek tile floor. There are two generously sized bedrooms with ample closet space. A renovated 3-piece bathroom completes the main level.

The fully finished basement boasts a huge family/rec room perfect for listening parties. There is an additional bedroom that used to be 2 bedrooms, a 3-piece bathroom, laundry area, and plenty of storage. If you would like to convert the basement to an illegal or legal suite (on city approval), there is a separate entrance and plenty of space.

Enjoy summers in your private backyard oasis with mature trees, and space for a garden or future garage. Whether you're a first-time buyer, investor, or looking to downsize, this home is move-in ready and full of potential. Recent updates include: roof (5 years), flooring, Google Nest & main floor bathroom. Located minutes from COP/Winsport, Foothills Hospital, the University of Calgary, Market



Mall, and with easy access to downtown and the mountains, this is Bowness living at its finest!

Built in 1978

### **Essential Information**

MLS® #	A2217350
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	8121 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W1

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	None
Lot Description	Back Lane, Back Yard, Front
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	14
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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