

# \$319,900 - 19, 8112 36 Avenue Nw, Calgary

MLS® #A2227408

**\$319,900**

3 Bedroom, 1.00 Bathroom, 1,061 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY JULY 5TH  
12-2PM \*\*\* An exceptional opportunity to own an affordable, well-appointed 3-bedroom townhouse in the heart of the picturesque and family-friendly community of Bowness. Tucked into the quiet, tree-lined Olympic House complex, this top-floor corner unit offers an ideal layout for comfort, function, and everyday living.

Step into OVER 1050 SQFT of thoughtfully designed space beginning with a sun-filled living room, perfect for relaxing or entertaining. Large windows draw in natural light and offer views of the surrounding mature trees that give the home a sense of calm and privacy. The dedicated dining area is seamlessly connected to the efficient galley-style kitchen, which includes an electric stove, hood fan, and refrigerator. A private balcony extends your living space outdoors—ideal for morning coffee or evening unwinding.

Down the hall, you'll find a convenient laundry area equipped with a front-load washer and dryer. Upstairs, the bright and spacious primary bedroom features room for a king-sized bed and more. Two additional bedrooms—perfect for kids, guests, or a home office—are located just steps from a 4-piece bathroom finished with ceramic tile.

Additional features include:

• Hardwood flooring throughout the main



level

â€¢ Assigned parking stall just steps from the unit

â€¢ Ample street parking for guests

â€¢ Pet-friendly complex with low condo fees

â€¢ Well-managed building with great community upkeep

All of this, nestled within walking distance to Bowness Park, schools, playgrounds, shopping, public transit, and the Calgary Farmersâ€™ Market West. Whether you're looking for your first home, a downsizing option, or a smart investment, this charming townhouse combines value, lifestyle, and location in one of Calgaryâ€™s most loved neighbourhoods.

Built in 1973

## Essential Information

MLS® #	A2227408
Price	\$319,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,061
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	19, 8112 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 3P3

### Amenities

Amenities Bicycle Storage, Park, Parking, Picnic Area, Playground, Snow Removal, Visitor Parking

Parking Spaces 1

Parking Off Street, Stall

### Interior

Interior Features Laminate Counters, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Basement None

### Exterior

Exterior Features Balcony, Lighting, Playground, Private Entrance, Uncovered Courtyard

Lot Description Corner Lot, Lawn, Many Trees, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed June 3rd, 2025

Days on Market 34

Zoning M-C1

### Listing Details

Listing Office CIR Realty

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