

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

MLS® #A2266622

\$574,900

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

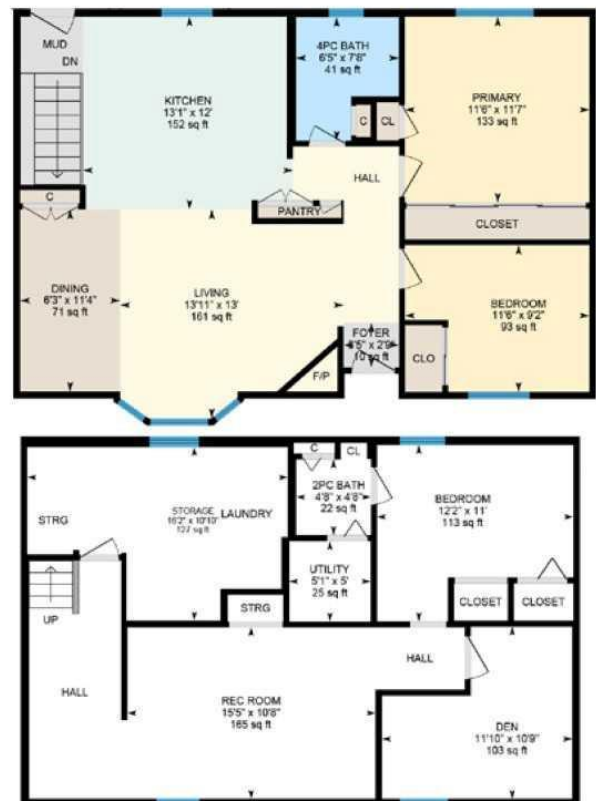
Bowness, Calgary, Alberta

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	Parking Pad, Double Garage Detached, Heated Garage, Oversized
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Stove, 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	23
Zoning	M-C1

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.