

# \$399,000 - 1, 6505 36 Avenue Nw, Calgary

MLS® #A2235819

**\$399,000**

3 Bedroom, 2.00 Bathroom, 650 sqft

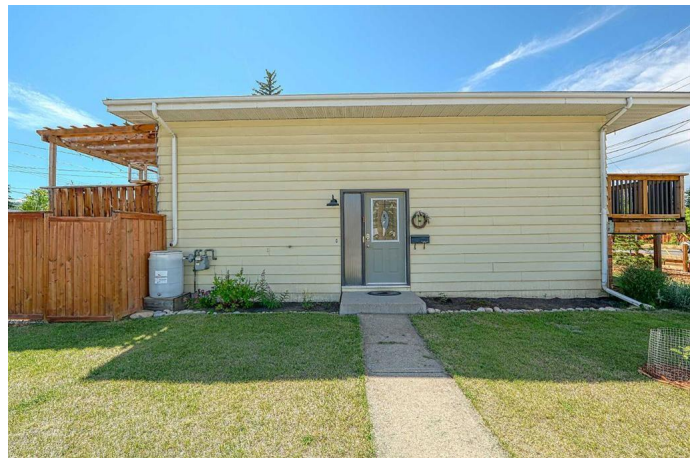
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to this lovely well maintained bi-level condo end unit in the desirable community of Bowness. Located close to the downtown area of Bowness with easy walking access to shopping and dining. Close to the biking and walking paths plus nearby public transit as well as easy access to downtown Calgary. A spacious foyer greets you then a few steps up to the brightly lit main level living area with access to the deck along the front from the living room. The dining room opens to the back deck with pergola overlooking the back yard - a perfect space for relaxing or entertaining. The spotless kitchen has plenty of counter space and cupboards. A combination of 2pc bath and laundry room completes the main floor. Downstairs is a generous primary suite with walk-in closet and two more bedrooms all sharing a 4pc bathroom. A storage room with under stair storage space and a separate utility room finishes the lower level. The fully fenced yard has been lovingly tended & features many perennials, shrubs, trees and raised garden beds. A new Iko Armourstick HD flat sheet roof was done in 2024 along with the front balcony make this home ready to MOVE RIGHT IN. This is a great family home or one for a couple looking to break free of the rental market.

Built in 1976

## Essential Information



MLS® #	A2235819
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	650
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	1, 6505 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1T6

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Level, Garden

Roof	See Remarks
Construction	Brick, Wood Frame, Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 2nd, 2025
Days on Market	56
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX West Real Estate
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