\$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

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

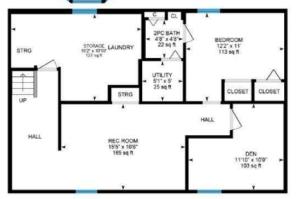
Type Residential

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 10

Zoning M-C1

Listing Details

Listing Office Purpose Realty

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