

\$749,900 - 8803 36 Avenue Nw, Calgary

MLS® #A2232972

\$749,900

2 Bedroom, 1.00 Bathroom, 1,010 sqft

Residential on 0.14 Acres

Bowness, Calgary, Alberta

Set on an oversized corner lot just a 3-minute walk from Bowness Park, this charming bungalow with central air conditioning offers lifestyle, flexibility and future potential in one of Calgary's most beloved communities. The home welcomes you with a quaint front porch and towering mature trees that create a sense of privacy and calm. Inside, the sunny living room is framed by an oversized window that captures natural light throughout the day, creating a relaxing and inviting atmosphere. The adjacent kitchen features classic white cabinetry, a deep blue backsplash, a stove, and a window over the sink that looks out toward the backyard, perfect for keeping an eye on kids or pets while you cook. Exposed brick adds a touch of warmth and character to the space. The main level offers two bedrooms, a well-appointed four-piece bathroom and a large flex room that can easily function as a home office, studio or guest space. A generous mudroom connects to the separate rear entrance, leading directly to the backyard and patio. The SW-facing backyard is a true outdoor retreat with an expansive stone patio, firepit area, established garden beds and ample space to unwind, entertain or play. Parking is a breeze with a front driveway, rear parking pad suitable for an RV and an oversized double detached garage. This property offers excellent potential for investors or future redevelopment while providing comfort and livability today. The location is a standout, just steps to the Bow River pathway



system, Main Street Bowness, transit, shopping and local schools. Youâ€™re also minutes from Market Mall, Calgary Farmersâ€™ Market, Winsport, the University District and top medical centres. This is a rare opportunity to own a unique property in a vibrant, walkable community with a rich sense of place and endless amenities close at hand! Investors & Developers here is your opportunity to purchase a 50'x120' corner lot in the prime location of West Bowness.

Built in 1956

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2232972 |
| Price | \$749,900 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,010 |
| Acres | 0.14 |
| Year Built | 1956 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 8803 36 Avenue Nw |
| Subdivision | Bowness |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3B 1W3 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Driveway, Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Partial, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description | Back Lane, Back Yard, Corner Lot, Garden, Landscaped, Lawn, Many Trees |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 40 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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