

# \$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	24
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Solutions
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