

\$719,000 - 8719 36 Avenue Nw, Calgary

MLS® #A2196340

\$719,000

2 Bedroom, 2.00 Bathroom, 864 sqft
Residential on 0.14 Acres

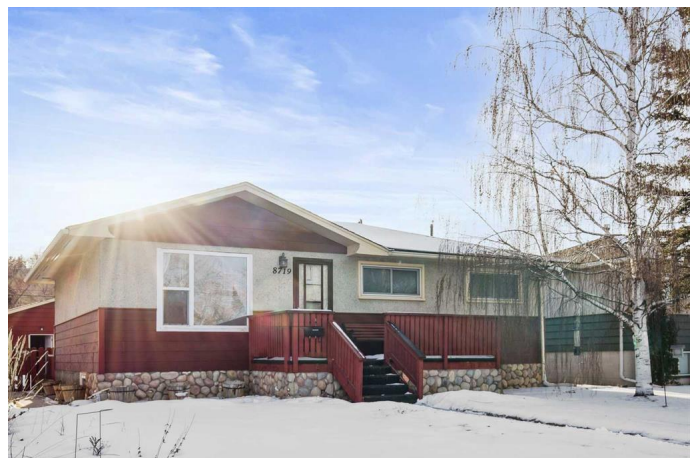
Bowness, Calgary, Alberta

Fantastic property! Across the street from Belvedere Parkway Elementary School yard and a short walk to Bowness Park. Investors/Developers! Large lot 50' X 120' lot, R-CG zoned for future development. Large Double Garage (23'2" X 21'4") with additional stall off back lane. This wonderful home has been lovingly cared for and updated. Comes with Air Conditioning and New Laminate Plank Flooring. There is a newer Washer and Dryer and a New Dishwasher. This home comes with a Large Fridge and a Double Oven Range. You'll enjoy the large, oversized Kitchen Sink in the bright and sunny kitchen. There is a New Hot Water Tank and freshly painted rooms. The southwest windows at the back of the house have been treated with energy efficient, solar controlled film. The main sewage drain has been recently replaced and the basement has a sound cancelling ceiling. There is a new back door and hardware and the furnace has been serviced yearly. There is also a security system with panel, 3 cameras and door and window sensors included. Large SW back yard includes an awning with curtains for summer entertaining. See this home and love it! Wonderful family home in fabulous Bowness.

Built in 1955

Essential Information

MLS® # A2196340



Price	\$719,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.14
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	8719 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W2

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Parking Pad, Alley Access
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed February 22nd, 2025

Days on Market 18

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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.