

# \$574,900 - 8012 36 Avenue Nw, Calgary

MLS® #A2266622

## \$574,900

3 Bedroom, 2.00 Bathroom, 883 sqft  
Residential on 0.14 Acres

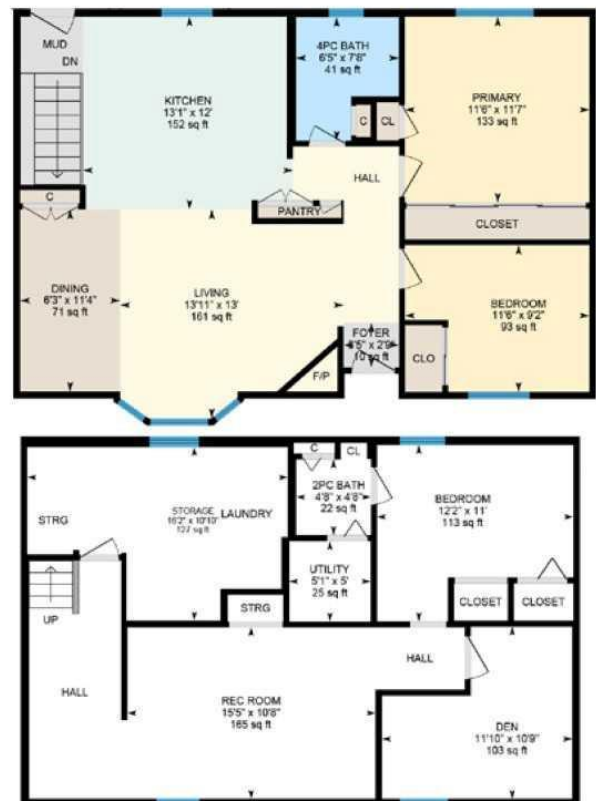
Bowness, Calgary, Alberta

55 Ft Wide By 110 Ft Long - 562 Square 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        | Double Garage Detached, Heated Garage, Oversized, Parking Pad |
| # of Garages   | 2                                                             |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Kitchen Island, Open Floorplan                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, 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 | 3                  |
| Zoning         | M-C1               |

### Listing Details

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