

# \$499,000 - 8121 36 Avenue Nw, Calgary

MLS® #A2217350

**\$499,000**

3 Bedroom, 2.00 Bathroom, 1,042 sqft

Residential on 0.07 Acres

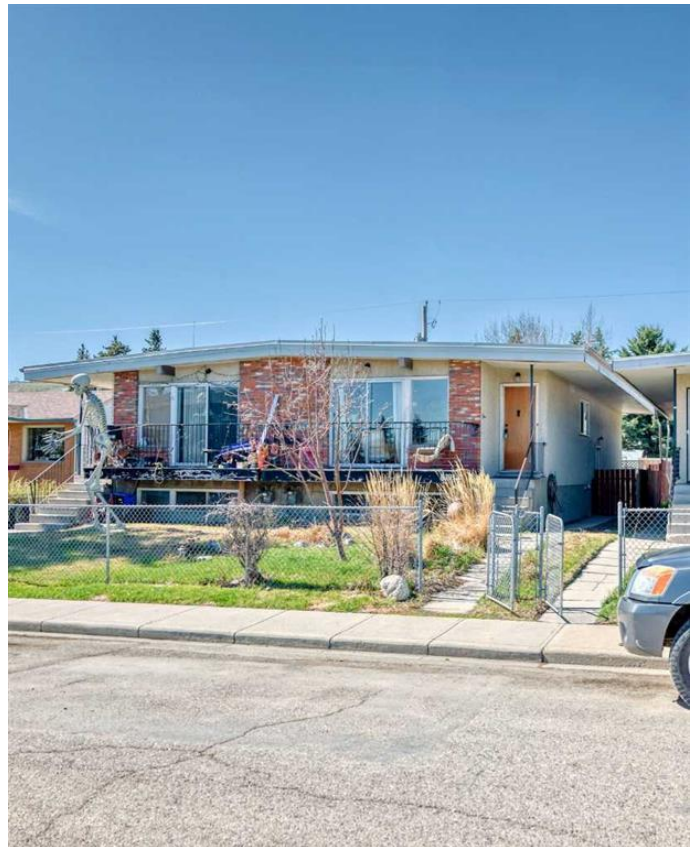
Bowness, Calgary, Alberta

Welcome to 8121 36 Avenue NW, a beautiful bungalow nestled in the heart of desirable Bowness. This charming home sits on a large lot on a quiet, tree-lined street—just steps from Bowness Park, the Bow River, and schools.

With over 1,800 sq ft of developed living space, this property offers a perfect blend of modern comfort and classic charm. The main floor features an inviting living room with large windows that flood the space with natural light, a spacious kitchen with stainless steel appliances, plenty of cabinets and a sleek tile floor. There are two generously sized bedrooms with ample closet space. A renovated 3-piece bathroom completes the main level.

The fully finished basement boasts a huge family/rec room perfect for listening parties. There is an additional bedroom that used to be 2 bedrooms, a 3-piece bathroom, laundry area, and plenty of storage. If you would like to convert the basement to an illegal or legal suite (on city approval), there is a separate entrance and plenty of space.

Enjoy summers in your private backyard oasis with mature trees, and space for a garden or future garage. Whether you're a first-time buyer, investor, or looking to downsize, this home is move-in ready and full of potential. Recent updates include: roof (5 years), flooring, Google Nest & main floor bathroom. Located minutes from COP/Winsport, Foothills Hospital, the University of Calgary, Market



Mall, and with easy access to downtown and the mountains, this is Bowness living at its finest!

Built in 1978

### **Essential Information**

MLS® #	A2217350
Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,042
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	8121 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1W1

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
<b>Exterior</b>	
Exterior Features	None
Lot Description	Back Lane, Back Yard, Front
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete



**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	17
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.