

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

MLS® #A2196340

\$719,000

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

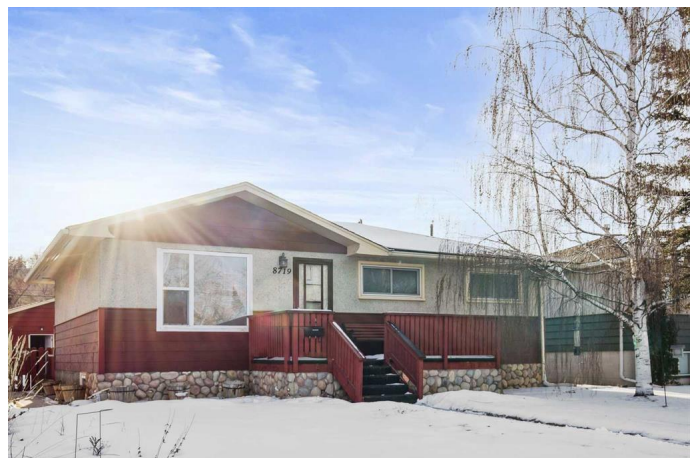
Bowness, Calgary, Alberta

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 | Alley Access, Double Garage Detached, Parking Pad |
| # 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 37

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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