

# \$329,000 - 1, 8112 36 Avenue Nw, Calgary

MLS® #A2199802

**\$329,000**

3 Bedroom, 1.00 Bathroom, 1,109 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Discover the perfect blend of convenience, comfort, and lifestyle in this beautifully maintained upper end-unit, now available for immediate move-in! Nestled in a clean, well-run complex in a highly desirable neighborhood of Bowness, this property offers everything you need for modern living. Situated steps away from the transit, this home provides quick access to downtown. Enjoy the convenience of being close to scenic river pathways, bike trails, and a nearby grocery store. For outdoor enthusiasts, Canada Olympic Park (COP) and the #1 highway are just minutes away, making weekend mountain getaways effortless. This spacious 3-bedroom, 1-bathroom unit has been well cared for and features ample closet space to keep you organized. The bright and inviting south-facing dining and kitchen area is flooded with natural light, creating the perfect spot to enjoy your morning coffee. Step out onto your private balcony, which overlooks the complex's green space, offering a peaceful retreat right outside your door. As an upper unit, you'll enjoy the added privacy and quiet of having no neighbors above you. Plus, condo living means no more shoveling snow or mowing the lawn – the board takes care of it all, leaving you more time to enjoy life. With its unbeatable location, thoughtful updates, and low-maintenance living, this unit offers incredible value. Don't miss out – schedule a viewing today with very short notice!



Built in 1973

### Essential Information

MLS® #	A2199802
Price	\$329,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,109
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	1, 8112 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3b3p3

### Amenities

Amenities	Laundry, Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	None
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	59
Zoning	M-C1

### **Listing Details**

Listing Office	PREP Realty
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