

\$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

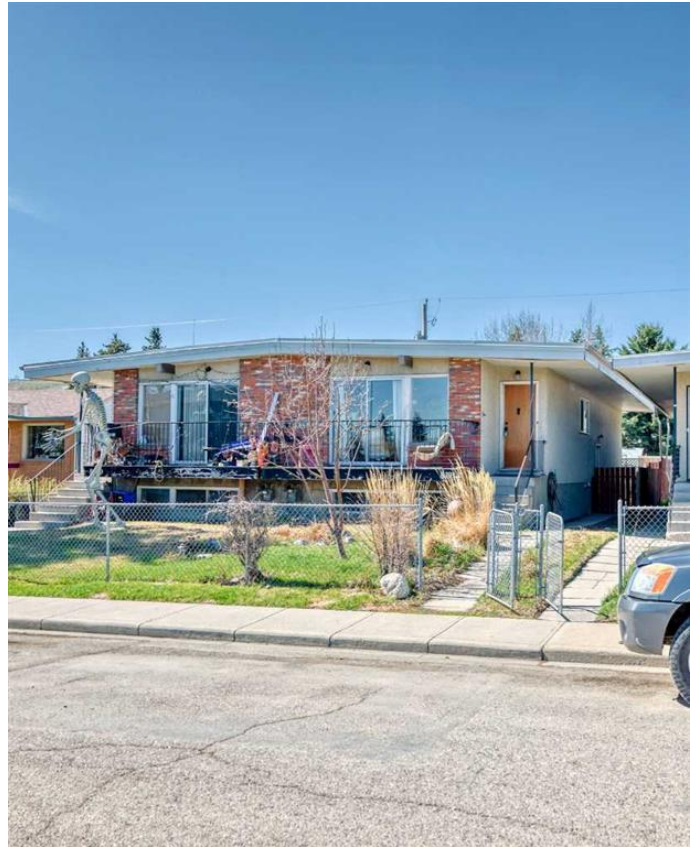
Welcome to 8121 36 Avenue NW, a beautiful bungalow nestled in the heart of desirable Bowness. This charming home sits on a large 50' x 120' lot on a quiet, tree-lined street—just steps from Bowness Park, the Bow River, and schools.

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, flooring & 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 |
| Exterior | |
| 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 | 1 |
| Zoning | R-CG |

Listing Details

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

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