

# \$649,900 - 7815 36 Avenue Nw, Calgary

MLS® #A2255036

**\$649,900**

4 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.12 Acres

Bowness, Calgary, Alberta

Welcome to this lovingly maintained 4-bedroom gem nestled in the vibrant and historic neighbourhood of Bowness. Bursting with character and charm, this home offers a perfect blend of comfort, function, and lifestyle. An introvert's retreat awaits as you arrive at the front of this home, with a lush garden greeting you, and a warm, inviting atmosphere awaiting you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement. The lower level is ideal for extra living space, for your big kids, a home office, or even a mortgage helper with oversized windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat – a tranquil, beautifully landscaped oasis perfect for relaxing. In the backyard, you will absolutely love and enjoy the spectacular hub created to entertain. Featuring an 8 person hot tub, a stamped concrete patio, a mature and bountiful vegetable garden, this yard will be a great place to make so many great memories. This home features an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and an additional parking pad for an RV or just shooting hoops! This home is quite literally in the heartbeat of Bowness, it is minutes from parks, schools, shopping, and the Bow River pathway system – offering the best of this community living with quick access to downtown Calgary. (15-20 minutes) Don't miss your opportunity to own this charming



home in one of Calgary’s most beloved  
neighbourhoods! \*.virtual tour available. \*

Built in 1954

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2255036    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 896         |
| Acres          | 0.12        |
| Year Built     | 1954        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 7815 36 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1V5           |

**Amenities**

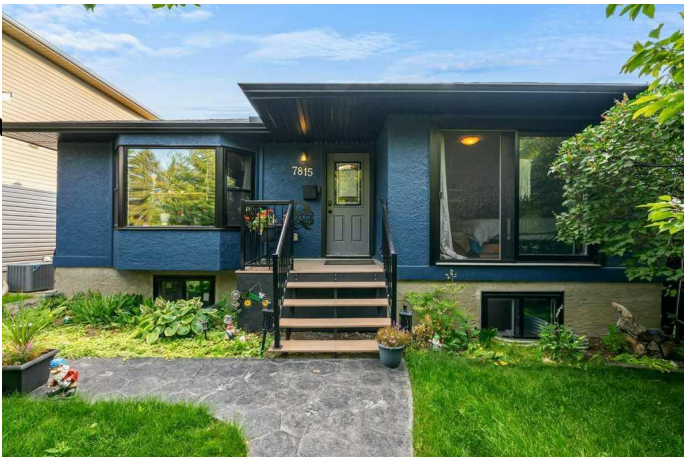
|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

**Interior**

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Vinyl Windows                                             |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Induction Cooktop |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full                                            |

Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Back Lane, Garden, Landscaping |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Stucco               |
| Foundation        | Poured Concrete                |



Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-CG                 |

Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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