



**GRASSROOTS**  
REALTY GROUP

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8823 36 Avenue NW  
Calgary, Alberta

MLS # A2233567



**\$617,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	955 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, F		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Bright 956 sqft bungalow located on a spacious 50x120 lot facing south. Situated in an excellent location, just half a block away from Bowness Park, the river, bike paths, and more. Featuring hardwood floors, carpets, and a cozy interior that could benefit from some tender loving care. Ideal for a handy person looking for a starter home or as a valuable holding property investment opportunity. Embrace the potential of this charming space in a desirable neighborhood.