



8823 36 Avenue NW
Calgary, Alberta

MLS # A2233567



\$617,000

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

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