



GRASSROOTS
REALTY GROUP

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3, 8112 36 Avenue NW
Calgary, Alberta

MLS # A2276268



\$249,900

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	948 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	1.25 Acres		
Lot Feat:	Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 462
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

This charming 3bedroom townhome is perfectly located in the heart of Bowness, offering an exceptional lifestyle for outdoor enthusiasts and families alike. With scenic walking trails, bike paths, and Canada Olympic Park just minutes away, adventure is always within reach—while still enjoying a quick and convenient commute to downtown Calgary. *The main level features a functional galley-style kitchen with a generous dining area that flows seamlessly into a warm and inviting living room—ideal for everyday living and entertaining. Step outside to an impressively sized private balcony, perfect for summer evenings, morning coffee, or hosting guests. *Upstairs, you’ll find three spacious bedrooms and a full bathroom, providing plenty of room for growing families or home office flexibility. The home has been lovingly maintained and recently professionally painted and thoroughly cleaned, ensuring it shows beautifully and is truly move-in ready. *Outside, the expansive green space offers a safe and open area for children to play, all conveniently visible from the balcony for added peace of mind. This well-managed and highly sought-after Bowness complex is known for its strong sense of community and welcoming atmosphere. *Buyer Bonus: A new refrigerator, new washer and dryer, new hot water tank ***A wonderful opportunity to own a home that blends comfort, community, and an unbeatable location.