



**14, 8112 36 Avenue NW
Calgary, Alberta**

MLS # A2282788



\$275,000

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,049 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Cleared, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 462
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Track Lighting		
Inclusions:	n/a		

Townhome in the Heart of Bowness! Welcome to this delightful 3-bedroom townhome perfectly situated in the vibrant and family-friendly community of Bowness. Offering the ideal balance of comfort and convenience, this home is a dream for outdoor enthusiasts and growing families alike. Enjoy scenic walking trails, beautiful parks, and endless bike paths just steps from your door — all while being only 45 minutes away from the mountains, making weekend getaways a breeze. Inside, you'll find 1,048 sq.ft. of inviting living space, thoughtfully designed for everyday living. The main floor offers a bright and functional layout with a cozy living area and a well-sized kitchen. Upstairs features three generous bedrooms and a 4-piece bathroom, providing ample space for family and guests. Whether you're a first-time homebuyer, young family, or investor, this property presents an outstanding opportunity to enjoy one of Calgary's most desirable and evolving communities. Experience the charm of Bowness living — where nature, community, and convenience meet.