



**8715 36 Avenue NW
Calgary, Alberta**

MLS # A2301311



\$664,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,049 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Storage shed

I am excited to share a spectacular opportunity to own a fantastic property in an exclusive West Bowness location. This updated and immaculately maintained 2+2 bedroom bungalow has been lovingly preserved by its long-time owners and is situated on a large, well-groomed 50x120 lot. Given the size and current zoning, the property offers wonderful prospects for the future. The quiet location is second to none, positioned across from a large playground offering stunning valley escarpment views. The south facing rear yard is prime for redevelopment infills, making this an excellent revenue property or as an owner-occupied home. Here's the added bonus, the lower level features a two-bedroom illegal self-contained suite, which is currently rented on a month-to-month basis. The property also includes a newer, oversized, heated, and 220-wired garage that is sure to please any handyperson or mechanic. The home has undergone a long list of quality updates, including the replacement of most windows, a newer forced-air furnace with central air conditioning, and beautiful newer upstairs kitchen cabinets. Additional features include an updated upstairs 4-piece bathroom, a large primary bedroom with a walk-in closet, newer wide-plank oak laminate and tile flooring, a 100-amp electrical panel, and knock-down ceilings on the main floor. This is a fantastic location, only a short walk to Bowness Park, the largest Douglas Fir tree stand in southern Alberta, the Bow River pathway system and the Bowmont off-leash park are only a 5 minute walk away! It is also conveniently located near two hospitals and the University of Calgary, providing a short commute to downtown and quick access west to the mountains!