



36, 8112 36 Avenue NW
Calgary, Alberta

MLS # A2145947



\$279,900

Division:	Bowness		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	860 sq.ft.	Age:	1973 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 291
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, Quartz Counters, See Remarks, Vinyl Windows		

Inclusions: N/A

Charming Bowness Townhouse: Ideal for First-Time Buyers or Investors Discover an incredible opportunity in the family-friendly community of Bowness. Nestled in a great neighborhood, this well-managed townhouse complex offers convenience, affordability, and a prime location. Situated just minutes from Downtown Calgary, this townhouse provides easy access to all your family's needs. Whether it's shopping, dining, or outdoor adventures, everything is within reach. Enjoy proximity to Bowness Park, the Bow River pathway system, and the new Calgary Farmer's Market. The Bowness Community Centre and public transit options are also nearby. With nearly 900 square feet of living space, this renovated townhouse boasts a spacious family room, a kitchen with a dining area, three bedrooms, and a full bathroom. Recent upgrades include new vinyl plank flooring, fresh carpet, and a modern kitchen with quartz countertops. This complex offers reasonable condo fees, making homeownership accessible. The easy exit to the mountains and Bow River ensures you're never far from adventure. Benefit from the advantages of an established neighborhood while enjoying an affordable price point. Don't miss out on this wonderful place to call home! Book a showing today.