

3, 8112 36 Avenue NW

Calgary, Alberta

MLS # A2276268



\$249,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions:

N/A

This charming, 3-bedroom townhome is perfectly situated in the heart of Bowness, offering an ideal lifestyle for outdoor lovers. With nearby trails, bike paths, and Canada Olympic Park just minutes away, adventure is always close to home—while still enjoying a quick and convenient commute downtown. The main level showcases a galley-style kitchen with a spacious dining area that opens to a cozy living room. Step outside to an impressively good-sized balcony—perfect for summer evenings and entertaining. Upstairs features three spacious bedrooms and a full bathroom, providing ample space for family living. The home has been lovingly cared for and recently professionally painted and thoroughly cleaned. Outside, the expansive green space is perfect for kids to play, all visible from your balcony for peace of mind. This highly sought-after Bowness complex is known for its strong community feel. Buyer Bonus: New refrigerator, new washer, new hot water tank, and an upgraded electrical panel make this home truly move-in ready.