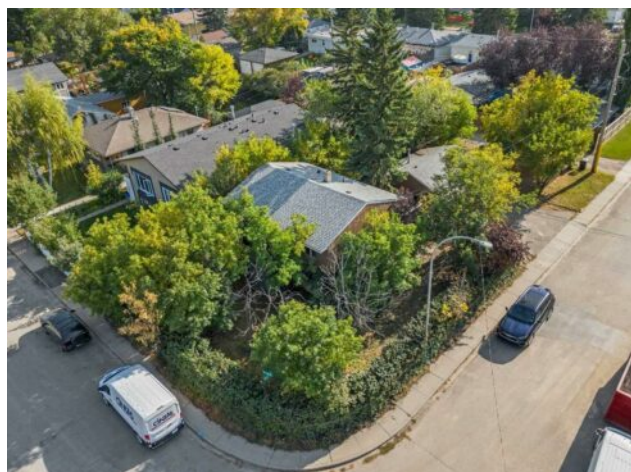


8039 36 Avenue NW  
Calgary, Alberta

MLS # A2276598



# \$725,000

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Bowness                |        |                   |
| Type:     | Residential/House      |        |                   |
| Style:    | Bi-Level               |        |                   |
| Size:     | 821 sq.ft.             | Age:   | 1952 (74 yrs old) |
| Beds:     | 4                      | Baths: | 2                 |
| Garage:   | Double Garage Detached |        |                   |
| Lot Size: | 0.14 Acre              |        |                   |
| Lot Feat: | Back Lane              |        |                   |

|             |                   |            |      |
|-------------|-------------------|------------|------|
| Heating:    | Forced Air        | Water:     | -    |
| Floors:     | Carpet, Vinyl     | Sewer:     | -    |
| Roof:       | Asphalt Shingle   | Condo Fee: | -    |
| Basement:   | Full              | LLD:       | -    |
| Exterior:   | Mixed             | Zoning:    | R-CG |
| Foundation: | Poured Concrete   | Utilities: | -    |
| Features:   | Separate Entrance |            |      |

Inclusions: n/a

Attention INVESTORS and DEVELOPERS! Seize this rare opportunity to own a 50'x120' R-CG CORNER LOT in the vibrant community of Bowness, zoned R-CG for versatile development potential. This prime location offers proximity to the scenic Bow River, Bowness Park, and extensive biking and walking paths, Canada Olympic Park, and the Farmers Market. Enjoy nearby shopping, dining, schools, and excellent transit options, plus a quick escape to the mountains. The property features a vacant 2-bedroom main floor and a 2-bedroom ground level lower walk out illegal suite, perfect for immediate rental income or redevelopment. With a strong history of successful projects in Bowness, this lot is ideal for single-family or multi-family builds, capitalizing on the area's growing demand. Whether you're looking to invest, rent, or build, this corner lot offers endless possibilities in a thriving, well-connected community. Don't miss out on this exceptional chance to shape the future of Bowness! Contact us today to explore this incredible investment opportunity.