

# \$275,000 - 11, 8112 36 Avenue Nw, Calgary

MLS® #A2220448

**\$275,000**

3 Bedroom, 1.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Bowness, Calgary, Alberta

Welcome to this rare 3-bedroom, 1 full bathroom stacked townhouse-style condo located in the heart of charming Bowness. Situated in a well-managed, family-oriented complex, this inviting home offers both comfort and convenience in a sought-after community.

This move-in ready unit features its own in-suite washer and dryer for your everyday ease, while the complex also provides shared laundry facilities for added flexibility. A spacious bike storage area is available, perfect for those who love to explore the surrounding area on two wheels.

Whether you're a first-time homebuyer, an investor, or looking for a warm and welcoming space for your family, this condo is an excellent opportunity. Just steps from shopping, schools, parks, and other key amenities, the location is hard to beat. The unit also comes with an assigned surface parking stall conveniently located close to the entrance.

Don't miss your chance to own a rare 3-bedroom condo in one of Calgary's most beloved neighbourhoods. Book your showing today!

Built in 1973

## Essential Information



MLS® #	A2220448
Price	\$275,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	872
Acres	0.00
Year Built	1973
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

### Community Information

Address	11, 8112 36 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B3P3

### Amenities

Amenities	Bicycle Storage, Coin Laundry
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

### Exterior

Exterior Features	Courtyard
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 12th, 2025  
Days on Market                13  
Zoning                              M-C1

**Listing Details**

Listing Office                    CIR Realty

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