

14, 8112 36 Avenue NW
Calgary, Alberta

MLS # A2311456



\$278,800

Division:	Bowness		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,055 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	None	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Washer-Dryer (All-in-one)

FULLY RENOVATED!! 3 BED TOWNHOME IN BOWNESS!! 1050+ SQFT OF LIVING SPACE!! MODERN FINISHES!! BALCONY!! UPPER FLOOR LAUNDRY!! Welcome to this beautifully maintained townhome in the heart of Bowness! Walking in, you're greeted by a bright and inviting living area with access to your private balcony — the perfect spot to enjoy your morning coffee or unwind after a long day. The main level also features a spacious dining area and a modern kitchen complete with stainless steel appliances and stylish finishes. Upstairs offers 3 good-sized bedrooms including a comfortable PRIMARY BEDROOM, along with a well-appointed 4PC BATH. Convenient upper floor laundry with an all-in-one washer/dryer combo makes everyday living easy and efficient. Located in one of Calgary's most desirable northwest communities, you'll love being surrounded by scenic walking trails, parks, pathways, and quick access to the mountains for weekend getaways. Close to schools, shopping, transit, and all major amenities. Whether you're a first-time buyer, investor, or looking to downsize, this home checks all the boxes. COMFORT, LOCATION & LIFESTYLE — THIS ONE IS HARD TO BEAT!!