

**7927 36 Avenue NW  
Calgary, Alberta**

**MLS # A2254662**



**\$595,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

Builders, Developers and all buyers looking for a beautiful lot to build on! All I can say is...."What a spot to call home!" This PRIME 50' x 120' lot has all the potential to make all of your dreams come true! Located on one of the most beautiful & convenient streets in vibrant Bowness & waiting to be transformed into an Oasis! It boasts 50 ft frontage with rear lane access and 120Ft Depth! You're walking distance to Bow River pathways, parks, schools, shops, restaurants with quick access to Stoney Trail, Downtown Calgary, the University of Calgary, Market Mall & of course - the Mountains!! Bowness is THE INNER CITY community that everyone is talking about - it is growing, developing quickly & is an amazing community to invest in today! Immediate possession available! Land Use Code: R-CG \*