

**14, 8112 36 Avenue NW  
Calgary, Alberta**

**MLS # A2282788**

**\$275,000**



<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,049 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Outside, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cleared, Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 462
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Track Lighting		
<b>Inclusions:</b>	n/a		

Townhome in the Heart of Bowness! Welcome to this delightful 3-bedroom townhome perfectly situated in the vibrant and family-friendly community of Bowness. Offering the ideal balance of comfort and convenience, this home is a dream for outdoor enthusiasts and growing families alike. Enjoy scenic walking trails, beautiful parks, and endless bike paths just steps from your door — all while being only 45 minutes away from the mountains, making weekend getaways a breeze. Inside, you'll find 1,048 sq.ft. of inviting living space, thoughtfully designed for everyday living. The main floor offers a bright and functional layout with a cozy living area and a well-sized kitchen. Upstairs features three generous bedrooms and a 4-piece bathroom, providing ample space for family and guests. Whether you're a first-time homebuyer, young family, or investor, this property presents an outstanding opportunity to enjoy one of Calgary's most desirable and evolving communities. Experience the charm of Bowness living — where nature, community, and convenience meet.