

# \$264,900 - 19, 8112 36 Avenue Nw, Calgary

MLS® #A2252040

**\$264,900**

3 Bedroom, 1.00 Bathroom, 1,061 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY & SUNDAY  
AUGUST 30 AND 31 from 1-3PM \*\*\* An  
exceptional opportunity to own an affordable,  
well-appointed 3-bedroom END UNIT  
townhouse in the heart of the picturesque and  
family-friendly community of Bowness. Tucked  
into the quiet, tree-lined Olympic House  
complex, this END UNIT offers an ideal layout  
for comfort, function, and everyday living.

Step into OVER 1050 SQFT of thoughtfully  
designed space beginning with a sun-filled  
living room, perfect for relaxing or entertaining.  
Large windows draw in natural light and offer  
views of the surrounding mature trees that give  
the home a sense of calm and privacy. The  
dedicated dining area is seamlessly connected  
to the efficient galley-style kitchen, which  
includes an electric stove, hood fan, and  
refrigerator. A private balcony extends your  
living space outdoorsâ€”ideal for morning  
coffee or evening unwinding.

Down the hall, youâ€™ll find a convenient  
laundry area equipped with a front-load  
washer and dryer. Upstairs, the bright and  
spacious primary bedroom features room for a  
king-sized bed and more. Two additional  
bedroomsâ€”perfect for kids, guests, or a  
home officeâ€”are located just steps from a  
4-piece bathroom finished with ceramic tile.

Additional features include:

â€¢ Hardwood flooring throughout the main



level

â€¢ Assigned parking stall just steps from the unit

â€¢ Ample street parking for guests

â€¢ Pet-friendly complex with low condo fees

â€¢ Well-managed building with great community upkeep

All of this, nestled within walking distance to Bowness Park, schools, playgrounds, shopping, public transit, and the Calgary Farmersâ€™ Market West. Whether you're looking for your first home, a downsizing option, or a smart investment, this charming townhouse combines value, lifestyle, and location in one of Calgaryâ€™s most loved neighbourhoods.

Built in 1973

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252040      |
| Price          | \$264,900     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,061         |
| Acres          | 0.00          |
| Year Built     | 1973          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 19, 8112 36 Avenue NW |
| Subdivision | Bowness               |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |

Postal Code T3B 3P3

## Amenities

Amenities Bicycle Storage, Park, Parking, Picnic Area, Playground, Snow Removal, Visitor Parking

Parking Spaces 1

Parking Off Street, Stall

## Interior

Interior Features Laminate Counters, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Basement None

## Exterior

Exterior Features Balcony, Lighting, Playground, Private Entrance, Uncovered Courtyard

Lot Description Corner Lot, Lawn, Many Trees, Street Lighting, Treed

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 27th, 2025

Days on Market 8

Zoning M-C1

## Listing Details

Listing Office CIR Realty

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