

# \$279,900 - 19, 8112 36 Avenue Nw, Calgary

MLS® #A2238947

**\$279,900**

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

Bowness, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY & SUNDAY  
AUGUST 9th AND 10th 12-2PM \*\*\* 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 top-floor corner 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 outdoors—ideal for morning  
coffee or evening unwinding.

Down the hall, you'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  
bedrooms—perfect for kids, guests, or a  
home office—are located just steps from a  
4-piece bathroom finished with ceramic tile.

Additional features include:



- Hardwood flooring throughout the main level
- Assigned parking stall just steps from the unit
- Ample street parking for guests
- Pet-friendly complex with low condo fees
- 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® #         | A2238947      |
| Price          | \$279,900     |
| 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    | July 10th, 2025 |
| Days on Market | 41              |
| Zoning         | M-C1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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