

# \$319,900 - 19, 8112 36 Avenue Nw, Calgary

MLS® #A2227408

**\$319,900**

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

Bowness, Calgary, Alberta

\*\*\* OPEN HOUSE SUNDAY JUNE 22ND  
12-2PM \*\*\* An exceptional opportunity to own an affordable, well-appointed 3-bedroom 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

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® #	A2227408
Price	\$319,900
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 June 3rd, 2025

Days on Market 28

Zoning M-C1

### Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.