

\$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

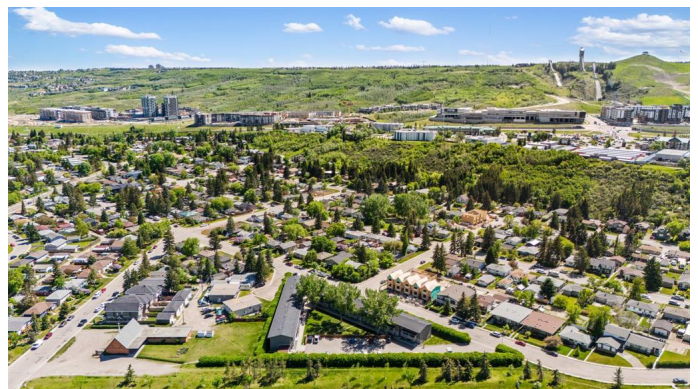
*** OPEN HOUSE SATURDAY & SUNDAY
AUGUST 30 AND 31 from 1-3PM *** An
exceptional opportunity to own an affordable,
well-appointed 3-bedroom END UNIT
townhouse in the heart of the picturesque and
family-friendly community of Bowness. Tucked
into the quiet, tree-lined Olympic House
complex, this END UNIT 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 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® #	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 Park, Parking, Playground, Snow Removal, Visitor Parking, Bicycle Storage, Picnic Area

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, Private Entrance, Playground, 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 11

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.