

\$725,000 - 8039 36 Avenue Nw, Calgary

MLS® #A2258465

\$725,000

4 Bedroom, 2.00 Bathroom, 821 sqft
Single Family on 0.14 Acres

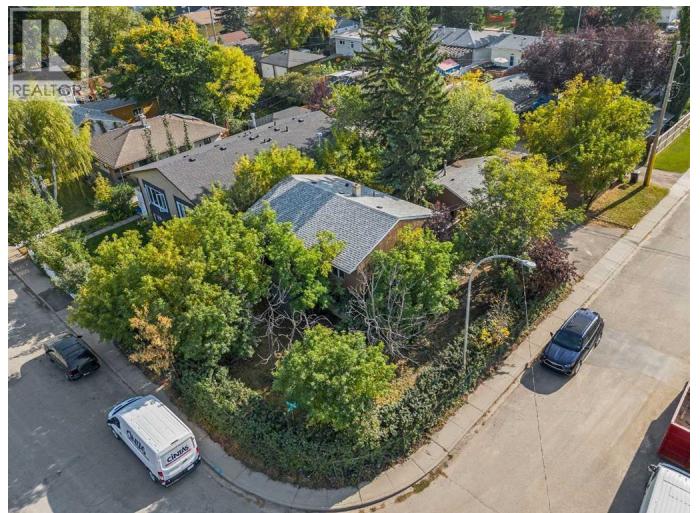
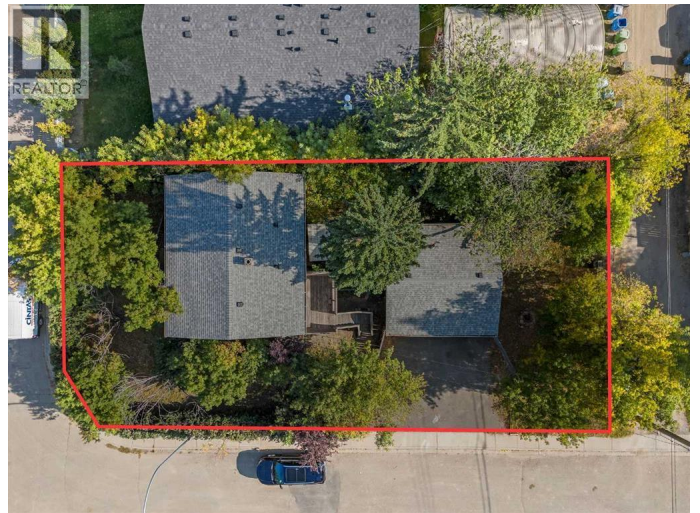
Bowness, Calgary, Alberta

Remarks - Attention INVESTORS and DEVELOPERS! Seize this rare opportunity to own a 50'x120' corner lot in the vibrant community of Bowness, zoned R-CG for versatile development potential. This prime location offers proximity to the scenic Bow River, Bowness Park, and extensive biking and walking paths, Canada Olympic Park, and the Farmers Market. Enjoy nearby shopping, dining, schools, and excellent transit options, plus a quick escape to the mountains. The property features a vacant 2-bedroom main floor and a 2-bedroom ground level lower walk out illegal suite, perfect for immediate rental income or redevelopment. With a strong history of successful projects in Bowness, this lot is ideal for single-family or multi-family builds, capitalizing on the area's growing demand. Whether you're looking to invest, rent, or build, this corner lot offers endless possibilities in a thriving, well-connected community. Don't miss out on this exceptional chance to shape the future of Bowness! Contact us today to explore this incredible investment opportunity. (id:6289)

Built in 1952

Essential Information

Listing #	A2258465
Price	\$725,000
Bedrooms	4



Bathrooms	2.00
Square Footage	821
Acres	0.14
Year Built	1952
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	8039 36 Avenue Nw
Subdivision	Bowness
City	Calgary
Province	Alberta
Postal Code	T3B1V8

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane
Parking Spaces	4
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Stove
Heating	Central heating
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Foundation	Poured Concrete
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Listing Details

Listing Office	Comox Realty
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