

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

MLS® #A2258465

**\$725,000**

4 Bedroom, 2.00 Bathroom, 821 sqft  
Residential on 0.14 Acres

Bowness, Calgary, Alberta

Remarks -

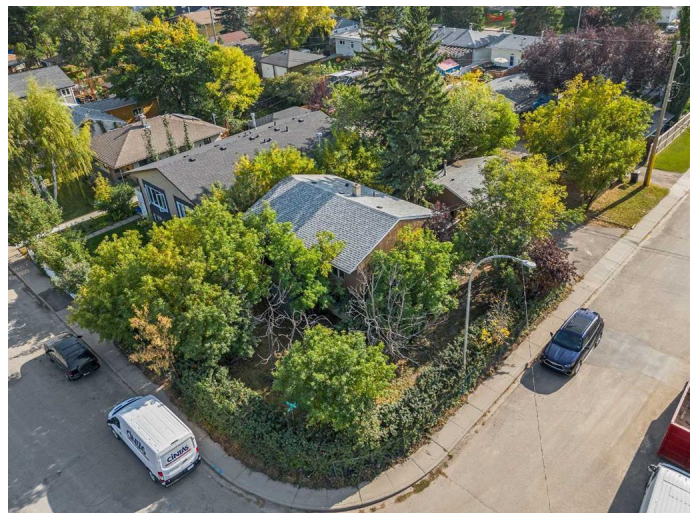
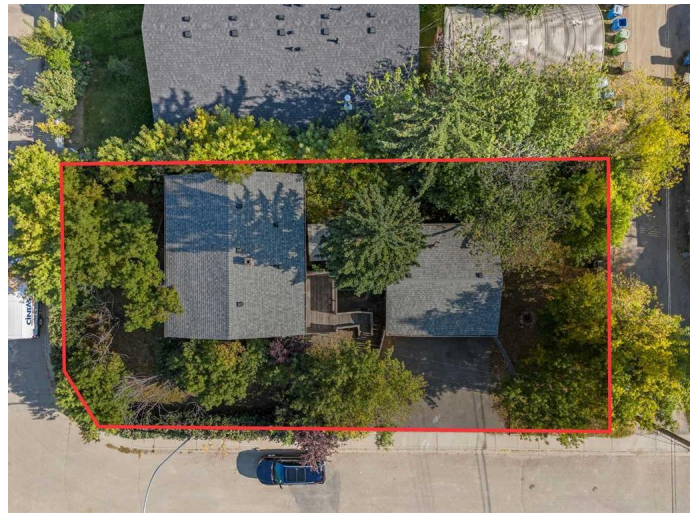
Attention INVESTORS and DEVELOPERS!  
Seize this rare opportunity to own a 50'x120' corner lot in the vibrant community of Bowness, zoned R-CG for versatile development potential. This prime location offers proximity to the scenic Bow River, Bowness Park, and extensive biking and walking paths, Canada 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.

Built in 1952

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2258465  |
| Price  | \$725,000 |



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 821         |
| Acres          | 0.14        |
| Year Built     | 1952        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 8039 36 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1V8           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Separate Entrance            |
| Appliances        | Refrigerator, Electric Stove |
| Heating           | Central                      |
| Cooling           | None                         |
| Has Basement      | Yes                          |
| Basement          | Full                         |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Lane       |
| Roof              | Asphalt Shingle |
| Construction      | Mixed           |
| Foundation        | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 37                   |
| Zoning         | R-CG                 |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Comox Realty |
|----------------|--------------|

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