

\$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 -

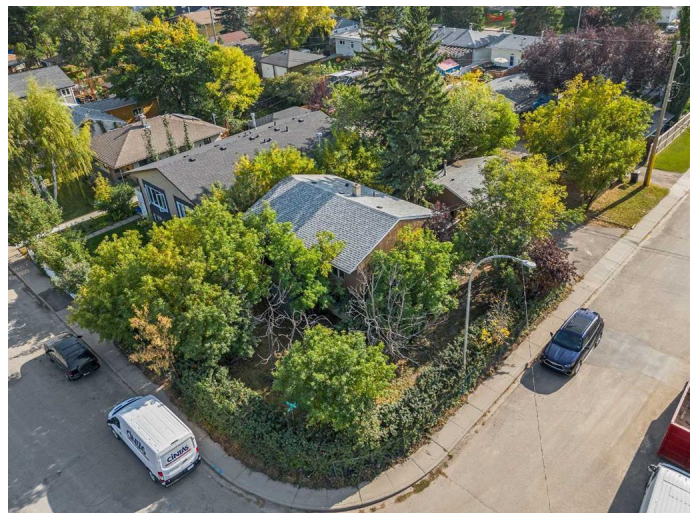
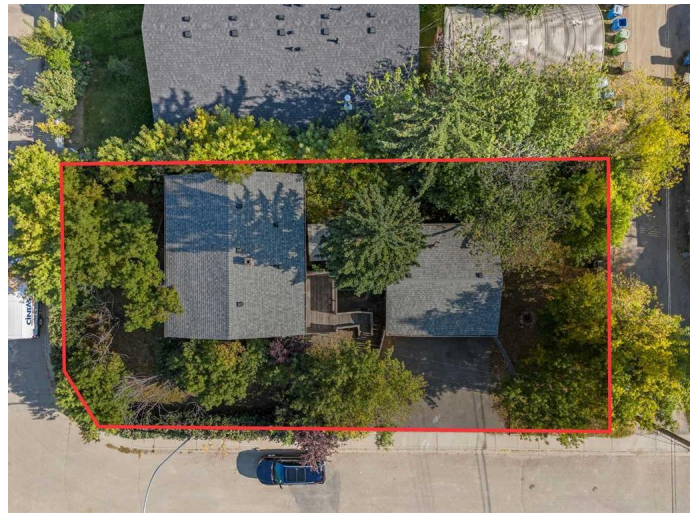
Attention INVESTORS and DEVELOPERS!
Seize this rare opportunity to own a 50'x120' corner lot in the vibrant community of Bowness, zoned R-CG for versatile development potential. This prime location offers proximity to the scenic Bow River, Bowness Park, and extensive biking and walking paths, Canada 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	47
Zoning	R-CG

Listing Details

Listing Office	Comox 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.