



8719 36 Avenue Calgary Alberta

\$799,000

Fantastic property! Across the street from Belvedere Parkway Elementary School yard and a short walk to Bowness Park. Large lot 50' X 120' lot, R-CG zoned for future development. Large Double Garage (23'2" X 21'4") with additional stall off back lane. This wonderful home has been lovingly cared for and updated. Comes with Air Conditioning and New Laminate Plank Flooring. There is a newer Washer and Dryer and a New Dishwasher. This home comes with a Large Fridge and a Double Oven Range. You'll enjoy the large, oversized Kitchen Sink in the bright and sunny kitchen. There is a New Hot Water Tank and freshly painted rooms. The southwest windows at the back of the house have been treated with energy efficient, solar controlled film. The main sewage drain has been recently replaced and the basement has a sound cancelling ceiling. There is a new back door and hardware and the furnace has been serviced yearly. There is also a security system with panel, 3 cameras and door and window sensors included. Large SW back yard includes an awning with curtains for summer entertaining. See this home and love it! Wonderful family home in fabulous Bowness. (id:6769)

Recreational, Games room 24.08 Ft x 10.58 Ft

Other 15.25 Ft x 9.25 Ft

4pc Bathroom 10.92 Ft x 6.08 Ft

Living room 15.50 Ft x 11.50 Ft

Eat in kitchen 13.83 Ft x 11.33 Ft

Primary Bedroom 16.75 Ft x 11.50 Ft

Bedroom 12.00 Ft x 7.92 Ft

4pc Bathroom 7.75 Ft x 4.92 Ft

Listing Presented By:



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