



## 8112 36 Avenue Calgary Alberta

\$250,000

Welcome to the perfect opportunity for first-time homebuyers! This charming corner unit, nestled in the heart of the family-friendly community of Bowness, awaits its new owners. Enjoy the convenience of proximity to parks, amenities, and public transit, making daily life a breeze. This bright and spacious 947 sq ft townhome boasts 3 bedrooms, 1 bath, and in-suite laundry—an ideal blend of comfort and functionality. The main level, adorned with hardwood flooring, features a large living room, a delightful balcony, a dedicated dining area, and an efficient kitchen equipped with an electric stove, refrigerator, and hood fan, complemented by the convenience of a front-loading washer and dryer. The upper level hosts a roomy principal bedroom, two additional well-sized bedrooms, and a 4-piece family bath with ceramic tile. With an assigned parking stall, a well-managed complex, and walking distance to Bowness Park, shops, schools, and the new Calgary Farmers Market, this residence offers the perfect blend of convenience and lifestyle. Additionally, the complex is pet-friendly with low condo fees, ample visitor parking, and more, making it a truly wonderful place to call home. (id:6769)

Other 3.00 Ft x 3.17 Ft

Living room 10.42 Ft x 14.17 Ft

Kitchen 7.00 Ft x 7.50 Ft

Dining room 10.17 Ft x 10.42 Ft

Furnace 4.58 Ft x 5.17 Ft

Primary Bedroom 10.00 Ft x 10.50 Ft

Bedroom 8.00 Ft x 11.08 Ft

Bedroom 8.83 Ft x 9.50 Ft

4pc Bathroom 5.00 Ft x 7.00 Ft

Other 3.58 Ft x 10.42 Ft

Listing Presented By:



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eXp Realty

<http://www.justinhavre.com/>



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