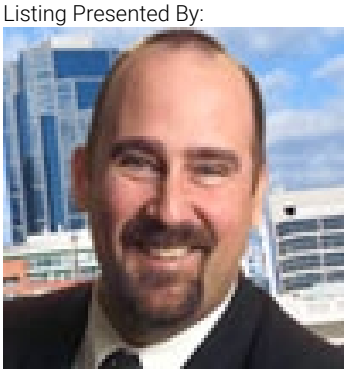
8112 36 Avenue Calgary Alberta

$235,500

Townhome in the Heart of Bowness! Welcome to this delightful 3-bedroom townhome perfectly situated in the vibrant and family-friendly community of Bowness. Offering the ideal balance of comfort and convenience, this home is a dream for outdoor enthusiasts and growing families alike.Enjoy scenic walking trails, beautiful parks, and endless bike paths just steps from your door -- all while being only 45 minutes away from the mountains, making weekend getaways a breeze.Inside, you'll find 1,048 sq.ft. of inviting living space, thoughtfully designed for everyday living. The main floor offers a bright and functional layout with a cozy living area and a well-sized kitchen. Upstairs features three generous bedrooms and a 4-piece bathroom, providing ample space for family and guests.Whether you're a first-time homebuyer, young family, or investor, this property presents an outstanding opportunity to enjoy one of Calgary's most desirable and evolving communities.Experience the charm of Bowness living -- where nature, community, and convenience meet. (id:6769)

4pc Bathroom 4.92 Ft x 7.00 Ft
Bedroom 8.00 Ft x 11.17 Ft
Bedroom 8.92 Ft x 11.08 Ft
Primary Bedroom 10.50 Ft x 9.92 Ft
Dining room 10.33 Ft x 12.58 Ft
Kitchen 7.00 Ft x 7.58 Ft
Living room 17.25 Ft x 14.67 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://idriessrealty.com/

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