



# 8823 36 Avenue Calgary Alberta

\$577,000

Bright 956 sqft bungalow located on a spacious 50x120 lot facing south. Situated in an excellent location, just half a block away from Bowness Park, the river, bike paths, and more. Featuring hardwood floors, carpets, and a cozy interior that could benefit from some tender loving care. Ideal for a handy person looking for a starter home or as a valuable holding property investment opportunity. Embrace the potential of this charming space in a desirable neighborhood. (id:6769)

Living room 5.10 M x 3.10 M

Kitchen 3.50 M x 3.40 M

Dining room 3.50 M x 2.60 M

Primary Bedroom 3.70 M x 3.50 M

Bedroom 3.10 M x 2.40 M

4pc Bathroom Measurements not available

Listing Presented By:



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Optimum Realty Group

<http://www.calgaryhousing.ca/>

**RE/MAX Realty Professionals**

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