# \$598,900 - 7815 36 Avenue Nw, Calgary

MLS® #A2255036

## \$598,900

4 Bedroom, 2.00 Bathroom, 896 sqft Residential on 0.12 Acres

Bowness, Calgary, Alberta

Welcome to this lovingly maintained 4-bedroom gem nestled in the vibrant and historic neighbourhood of Bowness. Bursting with character and charm, this home offers a perfect blend of comfort, function, and lifestyle. An introvert's retreat awaits as you arrive at the front of this home, with a lush garden greeting you, and a warm, inviting atmosphere awaiting you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement. The lower level is ideal for extra living space, for your big kids, a home office, or even a mortgage helper with oversized windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat â€" a tranquil, beautifully landscaped oasis perfect for relaxing. In the backyard, you will absolutely love and enjoy the spectacular hub created to entertain. Featuring an 8 person hot tub, a stamped concrete patio, a mature and bountiful vegetable garden, this yard will be a great place to make so many great memories. This home features an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and an additional parking pad for an RV or just shooting hoops! This home is quite literally in the heartbeat of Bowness, it is minutes from parks, schools, shopping, and the Bow River pathway system â€" offering the best of this community living with quick access to downtown Calgary. (15-20 minutes) Don't miss your opportunity to own this charming





home in one of Calgary's most beloved neighbourhoods! \*virtual tour available. \*

#### Built in 1954

#### **Essential Information**

MLS® # A2255036 Price \$598,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 896

Acres 0.12

Year Built 1954

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

# **Community Information**

Address 7815 36 Avenue Nw

Subdivision Bowness
City Calgary
County Calgary
Province Alberta

Postal Code T3B 1V5

#### **Amenities**

Parking Spaces 6

Parking Double Garage Detached, Parking Pad

# of Garages 2

#### Interior

Interior Features Vinyl Windows

Appliances Dishwasher, Refrigerator, Washer/Dryer, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Garden, Private Yard

Lot Description Back Lane, Garden, Landsca

Roof Asphalt Shingle
Construction Concrete, Stucco
Foundation Poured Concrete

### **Additional Information**

Date Listed September 17th, 2025

Days on Market 48

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.

