

# \$689,900 - 7815 36 Avenue Nw, Calgary

MLS® #A2255036

**\$689,900**

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. Full of character and charm, this home offers the 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 awaits you inside. The spacious layout, includes bright new windows, new eaves, a fully developed basement, ideal for extra living space, a home office, or a potential mortgage helper with egress windows and lots of functional space. The master bedroom features patio doors that open directly onto your private front retreat – 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. You will also find an oversized double detached garage, providing plenty of space for vehicles, storage, or a workshop, and parking pad for an RV. Located in the heartbeat of Bowness, this home is just minutes from parks, schools, shopping, and the Bow River pathway system – offering the best of community living with quick access to downtown Calgary. Don't miss your opportunity to own this charming home in one of Calgary's most beloved neighborhoods!



VIRTUAL TOUR AVAILABLE!

Built in 1954

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255036    |
| Price          | \$689,900   |
| 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

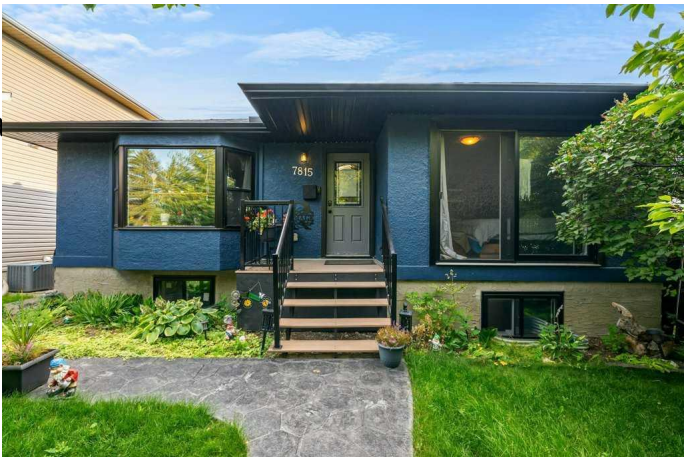
|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Vinyl Windows                                             |
| Appliances        | Dishwasher, Induction Cooktop, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Has Basement      | Yes                                                       |
| Basement          | Finished, Full                                            |

Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Garden, Private Yard           |
| Lot Description   | Back Lane, Garden, Landscaping |
| Roof              | Asphalt Shingle                |
| Construction      | Concrete, Stucco               |
| Foundation        | Poured Concrete                |



Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 5                    |
| 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.