\$725,000 - 8039 36 Avenue Nw, Calgary

MLS® #A2258465

\$725,000

4 Bedroom, 2.00 Bathroom, 821 sqft Residential on 0.14 Acres

Bowness, Calgary, Alberta

Remarks -

Attention INVESTORS and DEVELOPERS!
Seize this rare opportunity to own a 50'x120' corner lot in the vibrant community of
Bowness, zoned R-CG for versatile
development potential. This prime location
offers proximity to the scenic Bow River,
Bowness Park, and extensive biking and
walking paths, Canada Olympic Park, and the
Farmers Market. Enjoy nearby shopping,
dining, schools, and excellent transit options,
plus a quick escape to the mountains.

The property features a vacant 2-bedroom main floor and a 2-bedroom ground level lower walk out illegal suite, perfect for immediate rental income or redevelopment. With a strong history of successful projects in Bowness, this lot is ideal for single-family or multi-family builds, capitalizing on the area's growing demand. Whether you're looking to invest, rent, or build, this corner lot offers endless possibilities in a thriving, well-connected community. Don't miss out on this exceptional chance to shape the future of Bowness! Contact us today to explore this incredible investment opportunity.



Essential Information

MLS® # A2258465 Price \$725,000







Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 821

Acres 0.14

Year Built 1952

Type Residential

Sub-Type Detached

Style Bi-Level

Status Active

Community Information

Address 8039 36 Avenue Nw

Subdivision Bowness

City Calgary

County Calgary

Province Alberta

Postal Code T3B 1V8

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Separate Entrance

Appliances Refrigerator, Electric Stove

Heating Central

Cooling None

Has Basement Yes

Basement Full

Exterior

Exterior Features None

Lot Description Back Lane

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 46

Zoning R-CG

Listing Details

Listing Office Comox Realty

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