



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**8003 36TH Avenue, Calgary T3B 1V8**

MLS®#: **A2172197**      Area: **Bowness**      Listing Date: **10/16/24**      List Price: **\$715,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1957**  
Lot Information  
 Lot Sz Ar: **5,996 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **977**  
 Low Sqft:  
 Ttl Sqft: **977**

DOM

**13**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Rectangular Lot**  
 Park Feat: **Off Street,Parking Pad,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Wood Stove**  
 Sewer:  
 Ext Feat: **Storage**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Hardwood,Linoleum**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
 Int Feat: **Central Vacuum,No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 9`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 7`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 8`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 16`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`11" x 5`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`5" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 11`11"</b>	<b>3pc Ensuite bath</b>	<b>Basement</b>	<b>10`5" x 6`3"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`9" x 10`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>10`9" x 32`7"</b>

<b>Storage</b>	<b>Basement</b>	<b>6`2" x 7`10"</b>	<b>Furnace/Utility Room</b> Legal/Tax/Financial	<b>Basement</b>	<b>11`1" x 13`1"</b>
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Title: <b>Fee Simple</b>	Zoning: <b>R-CG</b>
Legal Desc: <b>5960AM</b>	Remarks

Pub Rmks: **Attention INVESTORS and DEVELOPERS! \*50 x 120 CORNER (R-CG) LOT\* Don't miss this incredible opportunity to own a 50'x120' corner lot in the desirable community of Bowness. This prime location offers easy access to the stunning Bow River and the popular Bowness Park, perfect for outdoor activities all year round. The area is well-connected with a wide range of amenities nearby, including shopping, dining, schools, and excellent transit options. Enjoy endless biking and walking paths, Winsport, Canada Olympic Park, Farmers Market, and quick access to the mountains. The potential for development on this beautiful corner lot is limitless! Investors and developers have a long-standing track record of success in Bowness, a thriving community that continues to grow and attract new residents. This lot presents a rare chance to capitalize on the area's strong demand for both single-family and multi-family homes.**

Inclusions:  
Property Listed By: **N/A**  
**eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

















