

\$649,900 - 7815 36 Avenue Nw, Calgary

MLS® #A2255036

\$649,900

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 – 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 – 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	\$649,900
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

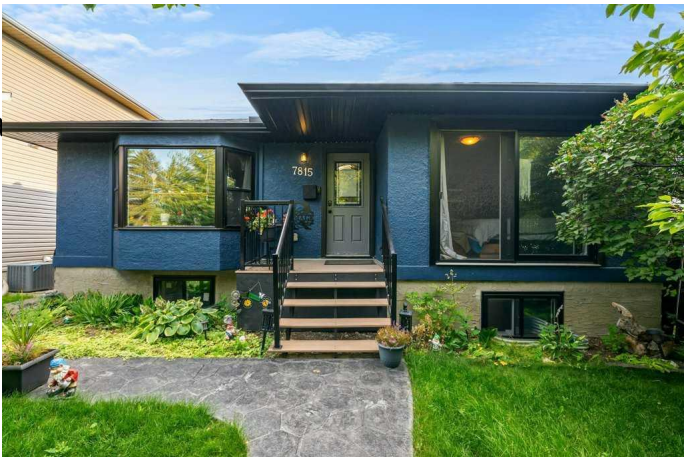
Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Induction Cooktop
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	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	35
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.