1 8112 36 Avenue NW

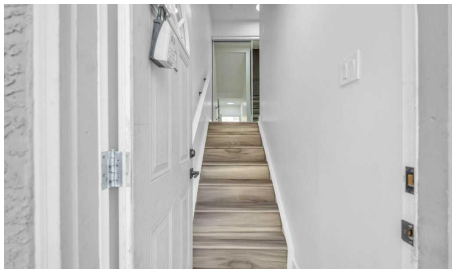
Calgary | Active | MLS® A2351901

$255,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1973**	**1,109 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Realty Inc.

A closer look

Discover the perfect blend of convenience, comfort, and lifestyle in this beautifully maintained upper end-unit, now available for immediate move-in! Nestled in a clean, well-run complex in a highly desirable neighborhood of Bowness, this property offers everything you need for modern living. Situated steps away from the transit, this home provides quick access to downtown. Enjoy the convenience of being close to scenic river pathways, bike trails, and a nearby grocery store. For outdoor enthusiasts, Canada Olympic Park (COP) and the #1 highway are just minutes away, making weekend mountain getaways effortless.This spacious 3-bedroom, 1-bathroom unit has been well cared for and features ample closet space to keep you organized. The bright and inviting south-facing dining and kitchen area is flooded with natural light, creating the perfect spot to enjoy your morning coffee. Step out onto your private balcony, which overlooks the complex’s green space, offering a peaceful retreat right outside your door. As an upper unit, you’ll enjoy the added privacy and quiet of having no neighbors above you. Plus, condo living means no more shoveling snow or mowing the lawn - the board takes care of it all, leaving you more time to enjoy life .With its unbeatable location, thoughtful updates, and low-maintenance living, this unit offers incredible value.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351901
Bedrooms	3
Bathrooms	1
Year Built	1973
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,109 sq. ft.
Condo Fee:	$466.64

Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions, Snow Removal
Acreage:	No
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	1973 (Age: 53)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9611372
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	See Remarks
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Bowness
Amenities:	Laundry, Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Call
Main Floor	Dining Room · 12'8" × 10'3" ·
Main Floor	Kitchen · 7'7" × 6'11" ·
Main Floor	Living Room · 14'3" × 10'6" ·
Main Floor	Furnace/Utility Room · 6'7" × 4'8" ·
Upper Level	Bedroom · 11'2" × 8'11" ·
Upper Level	Bedroom · 11'2" × 8' ·
Upper Level	Bedroom - Primary · 10'7" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	Balcony(s)

Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Oct 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-8112-36-avenue-nw-calgary-a2351901/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 25, 2026 at 04:05 PM (UTC)

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.