7912 36 Avenue NW

Calgary | Active | MLS® A2360305

$500,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1957**	**937.13 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Attention investors, builders, renovators and developers!! Here's a fantastic opportunity to buy a three-bedroom, BRICK-faced bungalow on a large 50-foot frontage lot on a quiet street in the heart of the established community of Bowness! The 934 sqft bungalow has been owned by one owner since 1987; this "fixer-upper" features a total of four bedrooms and one and a half bathrooms. The potential here is tremendous! Whether you're looking for your next renovation project, an investment property, a long-term holding property or a potential redevelopment opportunity, this property offers endless possibilities for the handy-person buyer. Enjoy all that Bowness has to offer, including nearby parks, the Bow River, walking and biking pathways, schools, shopping and local amenities. It's a convenient 5-8 minute trip to the University of Calgary, Foothills and Alberta Children's Hospitals, a short commute to downtown, and offers easy access west to the mountains! Bring your vision and unlock the property's full potential. Don't miss out on this fantastic opportunity in one of Calgary's most established northwest communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360305
Bedrooms	4
Bathrooms	2
Year Built	1957
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	937.13 sq. ft.
Main Level Finished Area:	937.13 sq. ft.
Below Grade Finished Area:	657.62 sq. ft.

Acreage:	No
Lot Area:	5,500 sq. ft.
Lot Frontage:	50'1"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1957 (Age: 69)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	3974HN
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Wood Burning

Garage:	Yes
Garage Spaces:	1
Parking:	Rear Drive, Single Garage Detached
Parking Covered:	1
Parking Places:	2
Parking Total/Covered:	2 / 1
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Electric Cooktop, Electric Oven, Washer/Dryer
Inclusions:	N/A
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 15'7" × 13'6" ·
Main Floor	Kitchen · 12'3" × 11'5" ·
Main Floor	Breakfast Nook · 7'8" × 5'4" ·
Main Floor	Bedroom - Primary · 13'4" × 11'4" ·
Main Floor	Bedroom · 9'11" × 8'10" ·
Main Floor	Bedroom · 9'11" × 9'11" ·
Lower Level	Game Room · 16'3" × 10'9" ·
Lower Level	Kitchen · 12'11" × 10'6" ·
Lower Level	Bedroom · 10'7" × 8'5" ·
Lower Level	Furnace/Utility Room · 13'3" × 12'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Private Yard

Patio And Porch Features:	None
Lot Features:	Back Lane, Fruit Trees/Shrub(s), Rectangular Lot, Treed
Num. of Parcels:	0
Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	RC1
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7912-36-avenue-nw-calgary-a2360305/

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