

# \$570,000 - 7927 36 Avenue Nw, Calgary

MLS® #A2254662

**\$570,000**

2 Bedroom, 1.00 Bathroom, 1,015 sqft  
Residential on 0.14 Acres

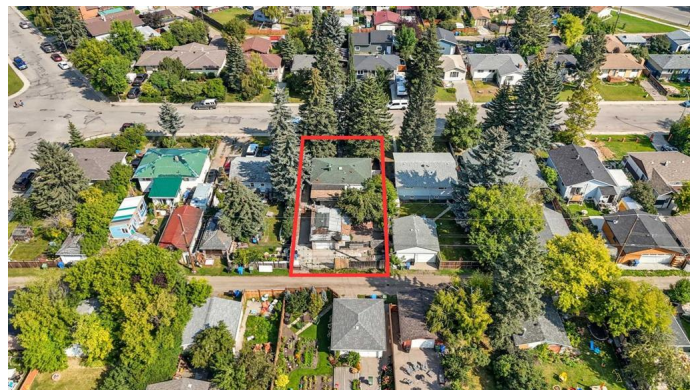
Bowness, Calgary, Alberta

BRING YOUR OFFER!!! Builders, Developers and all buyers looking for a beautiful lot to build on! All I can say is...."What a spot to call home!" This PRIME 50' x 120' lot has all the potential to make all of your dreams come true! Located on one of the most beautiful & convenient streets in vibrant Bowness & waiting to be transformed into an Oasis! It boasts 50 ft frontage with rear lane access and 120Ft Depth! You're walking distance to Bow River pathways, parks, schools, shops, restaurants with quick access to Stoney Trail, Downtown Calgary, the University of Calgary, Market Mall & of course - the Mountains!! Bowness is THE INNER CITY community that everyone is talking about - it is growing, developing quickly & is an amazing community to invest in today! Immediate possession available! Land Use Code: R-CG \*

Built in 1953

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2254662  |
| Price          | \$570,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,015     |
| Acres          | 0.14      |
| Year Built     | 1953      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 7927 36 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 1V6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | See Remarks                           |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Yard                      |
| Lot Description   | Back Lane, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco                            |
| Foundation        | Brick/Mortar                      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 66                   |
| Zoning         | R-CG                 |

### Listing Details

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