

# \$824,900 - 408 36 Street Sw, Calgary

MLS® #A2226652

**\$824,900**

3 Bedroom, 1.00 Bathroom, 1,042 sqft

Residential on 0.14 Acres

Spruce Cliff, Calgary, Alberta

If you are looking for a fabulous Inner City home, on a large R-CG LOT (50' X 120'), just 5 minutes from downtown - look no further. This 3 bedroom home is located on a quiet street, with mature trees, lots of new infill development and is in the great community of Spruce Cliff conveniently located close to schools, parks, Edworthy Park, playgrounds and transportation. This home would be ideal for first time buyers or downsizing seniors, who would love a single level bungalow in this location. The home was completely updated in 2012 and features a bright kitchen boasting plenty of quartz counter space & stainless steel appliances. In 2012 everything was professionally updated throughout from the shingles on the roof, new windows, bathroom, kitchen, furnace, some plumbing & electrical, hot water tank, doors, trim, Newer LVP on top of the original Hardwood, etc. The basement is a blank canvas if you decide to eventually finish, additionally you will find a large backyard, central air, an oversized single garage and RV parking /or room for up to 4 vehicles!

Built in 1954

## Essential Information

MLS® # A2226652

Price \$824,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,042
Acres	0.14
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	408 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1P8

### Amenities

Parking Spaces	1
Parking	Parking Pad, RV Access/Parking, RV Gated, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	June 1st, 2025
Days on Market	64
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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