

# \$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 | 81             |
| Zoning         | R-CG           |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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