

\$775,000 - 707 36 Street Sw, Calgary

MLS® #A2262780

\$775,000

5 Bedroom, 2.00 Bathroom, 1,154 sqft

Single Family on 0.15 Acres

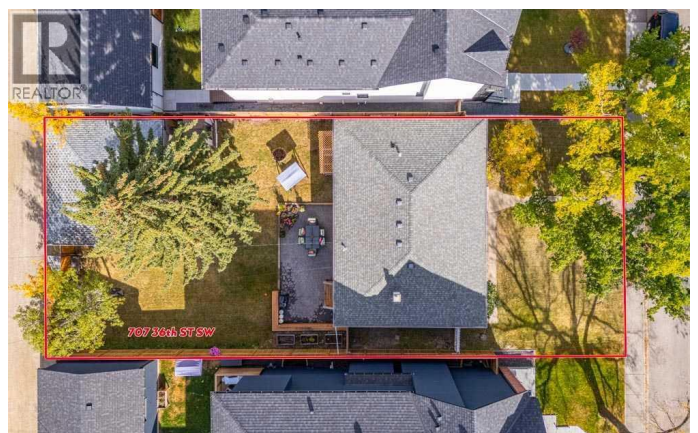
Spruce Cliff, Calgary, Alberta

Tucked beneath a canopy of mature trees on one of Spruce Cliffs most charming streets, this legally suited up-and-down bungalow sits on a rare 54 x 120 lot, the kind developers dream about. Between modern infills and surrounded by the energy of a neighbourhood in full transformation, this property is ready for its next chapter. Upstairs offers a 3-bed, 1-bath suite; below, a 2-bed, 1-bath suite, each with private laundry. Just steps from Westbrook Mall, the C-Train, and the Bow River pathways, it blends urban access with neighbourhood calm all with being just 5 mins from Calgary's downtown core. In a world of same-same lots, this one stands apart wide, mature, and perfectly positioned for your next high-end infill project. (id:6289)

Built in 1953

Essential Information

Listing #	A2262780
Price	\$775,000
Bedrooms	5
Bathrooms	2.00
Square Footage	1,154
Acres	0.15
Year Built	1953
Type	Single Family
Sub-Type	Freehold
Style	Bungalow



Community Information

Address	707 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
Province	Alberta
Postal Code	T2C1R1

Amenities

Amenities	Golf Course, Park, Schools, Shopping
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Suite

Exterior

Exterior	Metal, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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