

# \$750,000 - 36 Argyle Drive, Guelph (dovercliffe Park/old University)

MLS® #X12439177

**\$750,000**

3 Bedroom, 2.00 Bathroom,  
Single Family on 0.00 Acres

Dovercliffe Park/Old University, Guelph  
(dovercliffe Park/old University), Ontario

Unbeatable Value at \$750,000 in Guelph's Dovercliffe Park neighbourhood! An exceptional opportunity awaits at 36 Argyle Road, a solid, 1199 sq ft brick bungalow nestled in the highly sought-after area of Guelph. This property offers the ultimate value proposition at a price of only \$750,000. Featuring 3 bedrooms and 2 bathrooms, the home boasts a solid core and a price that allows you to create a virtual blank canvas for customization and modernization to your exact dreams. The property's value is further enhanced by desirable features including a large, private backyard with an inground pool for future enjoyment and a substantial detached two-car garage, ideal for a workshop, car storage, or hobby space. Its coveted location ensures high appeal, being close to the University of Guelph, local amenities, and offering convenient access to Highway 6 (Hanlon Expressway). This is a rare chance to own a detached home in a premier Guelph location at a price point that guarantees a strong foundation for future equity. (id:6289)

## Essential Information

<b>Listing #</b>	<b>X12439177</b>
<b>Price</b>	<b>\$750,000</b>



Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### **Community Information**

Address	36 Argyle Drive
Subdivision	Dovercliffe Park/Old University
City	Guelph (dovercliffe Park/old University)
Province	Ontario
Postal Code	N1G2P2

### **Amenities**

Amenities	Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Conservation/green belt
Parking Spaces	5
Parking	Detached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

### **Interior**

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

### **Exterior**

Exterior	Brick
Lot Description	52.5 x 110 FT
Foundation	Concrete

### **Listing Details**

Listing Office

Royal LePage Royal City Realty



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Listing information last updated on October 13th, 2025 at 8:32am PDT