

\$774,900 - 643 36 Street Sw, Calgary

MLS® #A2088757

\$774,900

5 Bedroom, 2.00 Bathroom, 1,148 sqft
Residential on 0.15 Acres

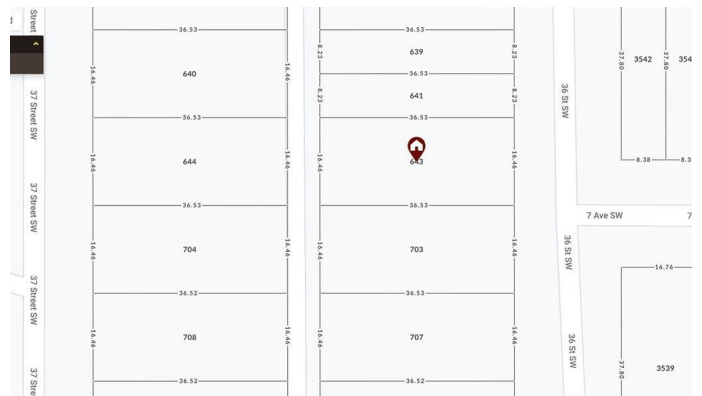
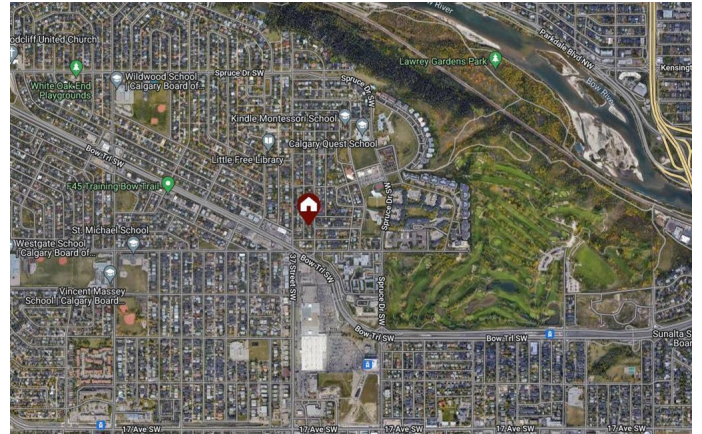
Spruce Cliff, Calgary, Alberta

Rare opportunity for future DEVELOPMENT on this 54' X 120' HUGE LOT located on a QUIET street in Spruce Cliff ZONE R-C2. Spruce Cliff is a residential family-friendly community in southwest Calgary. Located just 10 minutes west of downtown between Bow Trail S.W. and the Bow River, walking distance to WestBrook mall and LRT station. This 1,140 sf bungalow with 3 decent size bedrooms and one full bath on the main level, private west-facing yard, back lane access and a RV parking spot. The basement is fully developed with a separate entrance, 2 bedrooms and 1 bathroom. Lots of character is found here with wood accents, original details. It is located among new infill homes and just steps to the Douglas fir hiking trail that goes down to the Bow River. Popular recreational activities include Edworthy Park, Lawrey Gardens, the Quarry Road Trail, Douglas Fir Trail hiking paths, and Shaganappi Golf Course. Close to shopping, schools, public transit, easy access to downtown. Perfect home to raise a family, or purchase as an investment with the opportunity to redevelop!

Built in 1953

Essential Information

MLS® #	A2088757
Price	\$774,900
Sold Price	\$745,000



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,148
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	643 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1R1

Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Private
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2023
Date Sold	October 31st, 2023
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REALTY PROFESSIONALS
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.