

\$699,900 - 422 36 Avenue Nw, Calgary

MLS® #A2156078

\$699,900

4 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.14 Acres

Highland Park, Calgary, Alberta

Price reduced for quick sale!! Charming bungalow on an expansive 55' x 112' double lot in Highland Park, R-C2 zoning! This is one of the most attractive oversized building lots in the area, with significant redevelopment potential as the neighborhood evolves. The well-maintained home boasts mature trees and a private setting in a serene neighborhood. The open concept main level showcases a beautifully original space, while the developed basement, renovated about 10 years ago, includes two additional bedrooms and a family room with a separate entrance. Ideally located near parks, green spaces, just 10 minutes to downtown, and convenient to the airport, major roads, and both public and private schools. Excellent value!

Built in 1949

Essential Information

MLS® #	A2156078
Price	\$699,900
Sold Price	\$680,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	845
Acres	0.14
Year Built	1949
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	422 36 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0C3

Amenities

Parking Spaces	2
Parking	Off Street, Parkade

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	City Lot, Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 17th, 2024
Days on Market	9
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office Classic Property Management & Realty Ltd

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