

\$569,000 - 417 36 Avenue Nw, Calgary

MLS® #A2165918

\$569,000

3 Bedroom, 2.00 Bathroom, 788 sqft

Residential on 0.12 Acres

Highland Park, Calgary, Alberta

Attention Investors, builders and Developers:

This is a prime opportunity to secure a valuable R-CG zoned parcel in the highly desirable Highland Park community. Featuring two registered lots, offering a versatile canvas for future development, subject to City of Calgary approval.

The neighborhood showcases a charming mix of modern new builds and well-preserved older homes, creating a unique and appealing atmosphere. Offered for land value only, the property is sold as-is, where-is, with no warranties or representations.

Highland Park is a coveted neighborhood offering convenient access to parks, schools, shopping, and public transportation.

Confederation Park is only a five-minute drive away, while Nose Hill Park can be reached in just ten minutes. For those commuting, the location provides quick and easy routes to downtown, Centre Street, and Deerfoot Trail, all just moments away.

Families will appreciate the proximity to top-rated schools such as James Fowler High School and Buchanan School, as well as nearby post-secondary institutions like SAIT and the University of Calgary. Recreation options abound with The Winston Golf Club, Fox Hollow Golf Course, and Confederation Golf Course just a short distance away.

Popular attractions like the Bow River, Telus Spark Science Centre, and The Calgary Zoo are all within a 15-minute drive, further enhancing the appeal of this well-connected



area.

This property presents a rare opportunity for investors to take advantage of the growth and development potential in a prime location. Don't miss your chance!

Built in 1950

Essential Information

MLS® #	A2165918
Price	\$569,000
Sold Price	\$552,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	788
Acres	0.12
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	417 36 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K0C4

Amenities

Parking Spaces	3
Parking	Additional Parking, Off Street, Double Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

Cooling	None
Has Basement	Yes
Basement	Finished, Full, Separate/Exterior Entry

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2024
Date Sold	September 19th, 2024
Days on Market	3
Zoning	R CG
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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