

707 36 Street SW
Calgary, Alberta

MLS # A2262780



\$775,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,154 sq.ft.	Age:	1953 (72 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: Basement Suite - Dishwasher, Dryer, Refrigerator, Electric Stove, Washer,

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.