

**408 36 Street SW**  
**Calgary, Alberta**

**MLS # A2226652**



**\$824,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1954 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, RV Access/Parking, RV Gated, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NONE

If you are looking for a fabulous Inner City home, on a large R-CG LOT (50' X 120'), just 5 minutes from downtown - look no further. This 3 bedroom home is located on a quiet street, with mature trees, lots of new infill development and is in the great community of Spruce Cliff conveniently located close to schools, parks, Edworthy Park, playgrounds and transportation. This home would be ideal for first time buyers or downsizing seniors, who would love a single level bungalow in this location. The home was completely updated in 2012 and features a bright kitchen boasting plenty of quartz counter space & stainless steel appliances. In 2012 everything was professionally updated throughout from the shingles on the roof, new windows, bathroom, kitchen, furnace, some plumbing & electrical, hot water tank, doors, trim, Newer LVP on top of the original Hardwood, etc. The basement is a blank canvas if you decide to eventually finish, additionally you will find a large backyard, central air, an oversized single garage and RV parking /or room for up to 4 vehicles!