



**4008 36 Street NW
Calgary, Alberta**

MLS # A2301943



\$928,000

Division:	Varsity		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,905 sq.ft.	Age:	1963 (63 yrs old)
Beds:	7	Baths:	4
Garage:	Single Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Interior Lot, Landscaped, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Refrigerator in mother-in-law living space, Refrigerator in the primary bedroom, Electric Stove, Range Hood and Refrigerator in the Basement, Shed in the backyard

OPEN HOUSE: April 19, Sunday Afternoon 1:00pm-4:00pm. Location! Location! Location! This exceptionally raised bungalow in Varsity is a premier income-generator, featuring a legal basement suite and a main-level mother-in-law living space that only these two together produce \$3,400 in monthly rental income. More significantly, the home includes a spacious primary residence and a private, south-facing master bedroom with its own separate entrance. Total living space is over 3,000 sqft. This property is located on a quiet cul-de-sac large lot with 8,342sqft (59.4ft x 140.8ft), it offers a high-yield opportunity for investors or homeowners looking for a substantial mortgage helper and making it a rare find in today's market. The front main level features an energy-efficient 4x4 cedar chalet-style ceiling with a skylight over the dining area, and provides a living room with a west facing large window, a dining area, a nice kitchen with updated cabinetry, granite counters, a breakfast area, an updated large window towards the backyard, two west facing bedrooms, one 4-pc family bathroom, a family room with a gas fireplace, and a rear primary bedroom with a 3pc ensuite, large south facing windows and a door towards backyard. At the rear of the main level also offers a fully wheelchair accessible mother-in-law living space, complete with its own Kitchenette, spacious living area, stained glass feature windows and views of the low-maintenance back garden, it is ideal for extended family living, guests, or future potential use. The fully finished basement features a legal suite with 3 west facing bedrooms, a cozy living area, a functional kitchen and 4pc bathroom. The yard is landscaped, and the back garden contains a patio, fruit trees, and two sheds. The home is in a prime area with walking distance to the Brentwood C-train and Buses Stations, U of C, top ranking Schools including

famous Sir Winston Churchill High School with IB program, Northland and Brentwood Shopping Centers, Market Mall, Brentwood Library and Swimming Pool. Easy access to Crowchild Trail and Shaganappi Trail to National Parks, SAIT, Downtown, Children's Hospital and Foothill Hospital. Please check out the 3D tour and book your showing now!