



GRASSROOTS
REALTY GROUP

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8008 36 Avenue NW
Calgary, Alberta

MLS # A2329770



\$764,900

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	880 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Triangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	M-C1
Foundation:	Block	Utilities:	-
Features:	Built-in Features, See Remarks		

Inclusions: N/A

If you enjoy gardening on a massive, manicured corner lot, this is the home for you! This 4 bedroom property was lovingly preserved inside and out by the current owners for over 31 years! An extra-wide lot with 95ft frontage, prime for redevelopment, encompassing a massive 7,771 sq ft park-like yard. The house has had several updates over the years, including a newer forced-air furnace and air conditioning installed 3 years ago, an updated kitchen, newer bathrooms, and newer windows. There is a large heated 24x24 double-car garage, ample four-car parking pad out front, plus RV parking in the rear! There is a large, gorgeous stamped concrete patio and a lovely firepit area in a very private rear yard! Fantastic inner city location, only a few minutes away from Winsport and several box stores, a quick 7-8 minutes to the U of C, a short commute to downtown and easy access west to the mountains! Hurry on this wonderful inner city redevelopment opportunity!!!