



GRASSROOTS
REALTY GROUP

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440 36 Avenue NW
Calgary, Alberta

MLS # A2332486



\$525,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	893 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1
Garage:	Driveway, Parking Pad, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, See Remarks, Storage		

Inclusions: NA

Endless possibilities meet lasting value in this Highland Park bungalow set on a large 50' x 113' R-CG lot just steps from James Fowler High School and minutes from Confederation Park, major roadways and convenient transit options. Ideal for investors, developers or handy homeowners, this property combines an exceptional location with newer roof shingles, a newer furnace and a newer hot water tank, making it a solid opportunity to renovate or plan for the future. Gather with family and friends in the inviting living room where a large south-facing picture window fills the space with natural light while hardwood flooring and crown molding add timeless character. Share everyday meals in the dining room where built-in cabinetry blends charm with practical storage before patio doors extend your living space outdoors. Preparing meals is easy in the updated kitchen showcasing full-height cabinetry and a refreshed backsplash with plenty of storage and workspace. Spend nearly any season in the bright sunroom that creates a wonderful place for morning coffee, indoor gardening, casual dining or a peaceful yoga retreat. Rest comfortably in either of the 2 main floor bedrooms served by a well-appointed 4-piece bathroom. Continue downstairs to a partially finished basement featuring a completed 3rd bedroom, a partially finished 4th bedroom and abundant additional space ready for future development to match your needs. Laundry facilities and ample storage further enhance everyday functionality. Head outside to an extra-deep backyard framed by mature landscaping where children and pets have plenty of room to play, evenings naturally gather around the firepit and the deck invites summer barbecues or quiet moments to unwind. Parking is well accommodated by the single detached garage, an extra-long driveway, a gravel parking pad and plentiful street parking.

Whether your vision is redevelopment, renovation or building long-term equity, this well-located property delivers outstanding potential in an established inner-city community.