

908 36B Street NW  
Calgary, Alberta

MLS # A2250282



**\$899,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Electric Stove and Refrigerator in Basement

Beautiful and desirable inner-city neighborhood of Parkdale. This home is situated on a beautiful tree-lined street just below the FMC with easy access in and out of the community. The house sits on a gorgeous 50x120 R-CG lot which is prime for redevelopment; or one can live in or use as a revenue property. Main floor has two bedroom and the basement suite is also a two bedroom with separate entrance. There is also a large detached garage with a huge fenced yard and a large deck off the kitchen. The property is well maintained and has a few modest upgrades that includes a high efficiency furnace, and a upgraded electrical panel. Don't miss out on this one; call for your private viewing today.