

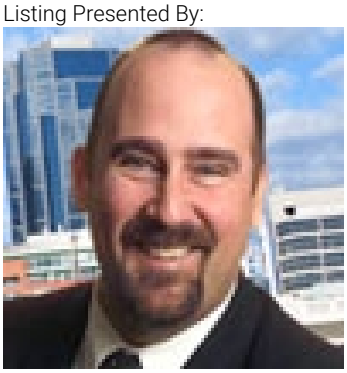
3304 36 Avenue Calgary Alberta

$879,900

DEVELOPMENT OPPORTUNITY ON AN OVERSIZED 7653.14 SQFT CORNER LOT in Rutland Park. What sets this property apart is the SIZE & POTENTIAL OF THE RC-1 LOT - A combined 40FT (front) +25FT (corner) gives you a 65FT FRONTAGE. Set along one of the community's beautiful tree-lined streets, 3304 36 Avenue SW presents an exceptional opportunity for builders, investors or buyers looking to create a substantial custom residence in an established inner-city neighbourhood.The site lends itself to a single-detached residence, with the potential for a secondary or backyard suite subject to City requirements and approvals. In a community increasingly showcasing impressive new custom homes, this oversized corner parcel offers an opportunity to build at a scale that is difficult to replicate on the narrower lots found throughout much of Calgary's inner city.Imagine a significant custom residence with room to explore an OVERSIZED TRIPLE OR EVEN QUAD GARAGE, expansive outdoor living and a genuinely usable backyard--all while maintaining the space and privacy that make established communities like Rutland Park so desirable. Garage size and future development are subject to applicable City approvals and building requirements.Not ready to build? The existing 1950s BUNGALOW offers plenty of possibility of its own. With a little TLC and thoughtful updating, this charming home could be refreshed into a comfortable residence or an excellent holding property while future plans are considered. The fully finished home offers 4 bedrooms, including 3 above grade and 1 downstairs, hardwood flooring and has been updated over the years.The location completes the opportunity. Mount Royal University is just minutes away, while a strong collection of nearby public, Catholic and independent schools adds to the appeal. Nearby options include A.E. Cross School, Holy Name School and Bishop Carroll High Scho...

Office 17.58 Ft x 12.92 Ft
Recreational, Games room 19.00 Ft x 10.92 Ft
Den 13.00 Ft x 7.75 Ft
Laundry room 9.00 Ft x 9.08 Ft
3pc Bathroom 7.00 Ft x 6.75 Ft
Kitchen 12.50 Ft x 11.58 Ft
Dining room 11.50 Ft x 7.92 Ft
Primary Bedroom 12.17 Ft x 11.33 Ft
Bedroom 10.83 Ft x 8.25 Ft
Bedroom 9.92 Ft x 9.83 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Living room 18.08 Ft x 11.50 Ft

4pc Bathroom 9.83 Ft x 6.42 Ft