

8008 36 Avenue Calgary Alberta

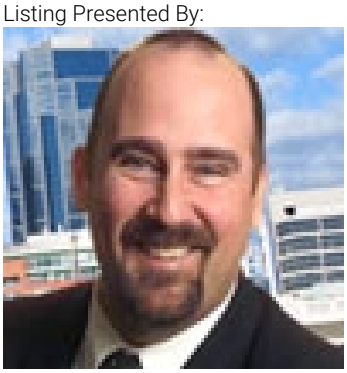
$699,900

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 M-C1 LOT with 95ft frontage, prime for redevelopment, encompassing a massive 7,771 sq ft park-like yard. This property was not effected by city's repeal of blanket zoning!! 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!!! (id:6769)

2pc Bathroom Measurements not available
Family room 18.58 Ft x 9.83 Ft
Bedroom 11.42 Ft x 10.17 Ft
Bedroom 10.92 Ft x 9.83 Ft
Laundry room 13.33 Ft x 10.25 Ft
Furnace 7.83 Ft x 5.50 Ft

4pc Bathroom Measurements not available
Living room 15.00 Ft x 10.75 Ft
Kitchen 12.08 Ft x 10.92 Ft
Primary Bedroom 16.08 Ft x 8.92 Ft
Bedroom 9.92 Ft x 8.50 Ft

Listing Presented By:



Originally Listed by:
RE/MAX House of Real Estate

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