



GRASSROOTS
REALTY GROUP

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908 36B Street NW
Calgary, Alberta

MLS # A2250282



\$899,900

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

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