



**635 36 Street SW  
Calgary, Alberta**

**MLS # A2294379**



**\$825,000**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,124 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Storage, Wet Bar, Wood Windows		

**Inclusions:** All ceiling fans and lighting, basement piano

First time ever on the market! This original-owner 1953 home is a true legacy property, lovingly held by the same family for over 70 years. Situated on a quiet tree lined street in the highly sought-after community of Spruce Cliff, this is a rare opportunity to secure a premium redevelopment lot in an area surrounded by quality infill and ongoing growth. Set on an exceptional 54 ft frontage lot with a depth of 120.00 ft, this oversized parcel offers incredible flexibility for builders, investors, or families looking to design a custom dream home. The wide lot configuration is ideal for a variety of redevelopment options, including luxury estate, side by side or 2 infill-unit potential (subject to city approval). The lot features a desirable west-facing backyard, perfect for afternoon sun and outdoor living, while the location offers unbeatable convenience. Enjoy being within walking distance to local amenities, 2 blocks from shopping, Shaganappi Golf Course Edworthy Park, and the Bow River pathway system, with quick and easy access to downtown Calgary by car or bike. Whether you're looking to hold, renovate, or redevelop, this is a standout land value opportunity in one of Calgary's most connected inner-city communities. Opportunities like this—featuring lot size, frontage, location, and ownership history—are increasingly rare. The home itself consists of stucco and vinyl siding, asphalt shingles, a front entry and separate side access. The main floor offers original hardwood flooring, a front living room, rear eat in kitchen with a full appliance package. A gas fireplace is located in the open den, with a 4 piece bath to the end of the hall situated between the 2 upper bedrooms. Lower level development includes a flex room, recreation room with a wet bar, an electric fireplace a plethora of storage within the full width utility room a newer hot water tank and a 3

piece bath. Fully fenced and landscaped with ally access from the heated oversized double detached garage.