

# \$899,900 - 908 36b Street Nw, Calgary

MLS® #A2250282

**\$899,900**

4 Bedroom, 2.00 Bathroom, 1,120 sqft

Residential on 0.14 Acres

Parkdale, Calgary, Alberta

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.

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250282    |
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,120       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 908 36b Street Nw |
| Subdivision | Parkdale          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2N 3B3           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                            |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full, Suite                                                                 |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard                                                  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2025 |
| Days on Market | 14                |
| Zoning         | R-CG              |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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