8008 36 Avenue NW

Calgary | Active | MLS® A2329770

$699,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1958**	**879.57 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

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!!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2329770
Bedrooms	4
Bathrooms	2
Year Built	1958
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	879.57 sq. ft.
Main Level Finished Area:	879.57 sq. ft.
Below Grade Finished Area:	616.31 sq. ft.

Acreage:	No
Lot Area:	7,771 sq. ft.
Lot Frontage:	95'1"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	4
Year built:	1958 (Age: 68)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	2429HG
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Block
New Constr.:	No
Construction Material:	Cement Fiber Board
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes

Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Oversized, Parking Pad, RV Access/Parking
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Lower Level
City Quadrant:	Northwest
Community:	Bowness
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 15' × 10'9" ·
Main Floor	Kitchen · 12'1" × 10'11" ·
Main Floor	Bedroom - Primary · 16'1" × 8'11" ·
Main Floor	Bedroom · 9'11" × 8'6" ·
Lower Level	Family Room · 18'7" × 9'10" ·
Lower Level	Bedroom · 11'5" × 10'2" ·
Lower Level	Bedroom · 10'11" × 9'10" ·
Lower Level	Laundry · 13'4" × 10'3" ·
Lower Level	Furnace/Utility Room · 7'10" × 5'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, See Remarks
Exterior Features:	Fire Pit, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Triangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Jul 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/8008-36-avenue-nw-calgary-a2329770/

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