

\$775,000 - 707 36 Street Sw, Calgary

MLS® #A2262780

\$775,000

5 Bedroom, 2.00 Bathroom, 1,154 sqft
Residential on 0.15 Acres

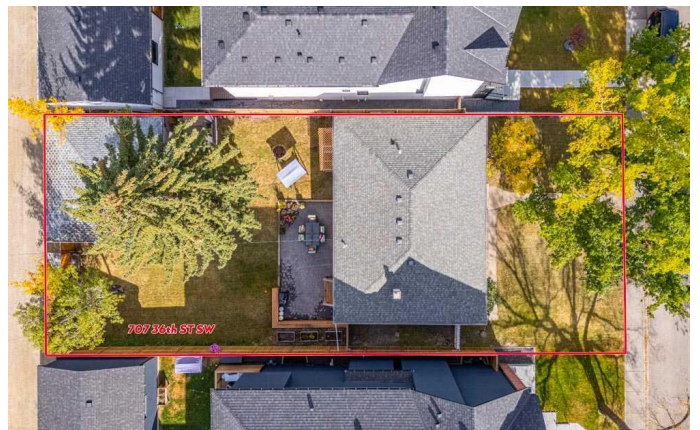
Spruce Cliff, Calgary, Alberta

Tucked beneath a canopy of mature trees on one of Spruce Cliffs most charming streets, this legally suited up-and-down bungalow sits on a rare 54 x 120 lot, the kind developers dream about. Between modern infills and surrounded by the energy of a neighbourhood in full transformation, this property is ready for its next chapter. Upstairs offers a 3-bed, 1-bath suite; below, a 2-bed, 1-bath suite, each with private laundry. Just steps from Westbrook Mall, the C-Train, and the Bow River pathways, it blends urban access with neighbourhood calm all with being just 5 mins from Calgary's downtown core. In a world of same-same lots, this one stands apart wide, mature, and perfectly positioned for your next high-end infill project.

Built in 1953

Essential Information

MLS® #	A2262780
Price	\$775,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.15
Year Built	1953
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

Community Information

Address	707 36 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 1R1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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