

\$1,500,000 - 3652 8 Avenue Nw, Calgary

MLS® #A2260849

\$1,500,000

2 Bedroom, 1.00 Bathroom, 895 sqft

Residential on 0.22 Acres

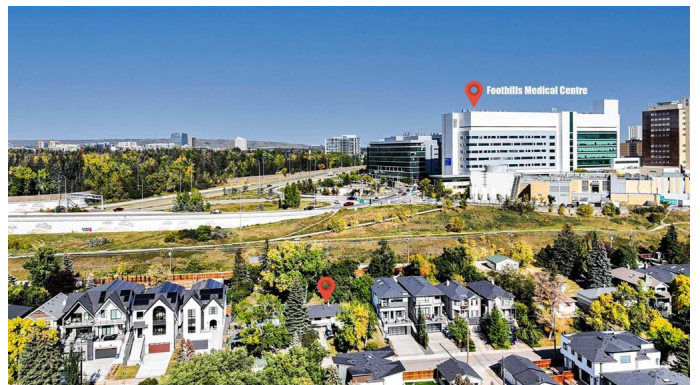
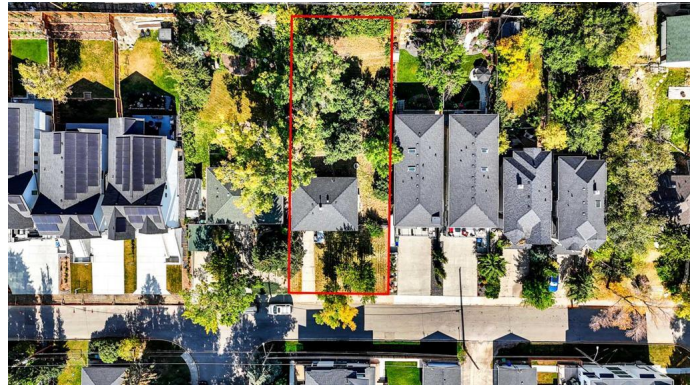
Parkdale, Calgary, Alberta

Land Value Only. Subdivision has been done for 2 lots of 32/150 ft each and DP is approved with conditions for both lots with 3,020 sq ft detached house on one lot and 3,400 sq ft detached house on the second lot. The land is surrounded by luxury custom built homes - you could be the next one on the block! Easy Access to 16 Ave, Crowchild Tr, Memorial Dr, playgrounds, parks, close proximity to the Foothills and Children's Hospital, University of Calgary, Bow River, Bow River pathways and easy access to downtown & trendy Kensington shops and eateries. Parkdale is an inner-city destination with a strong community spirit. Call your Realtor now to book a showing!!

Built in 1954

Essential Information

MLS® #	A2260849
Price	\$1,500,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	895
Acres	0.22
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	3652 8 Avenue Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N1E1

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Washer, Window Coverings, Portable Dishwasher
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot, Views, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.