

# \$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

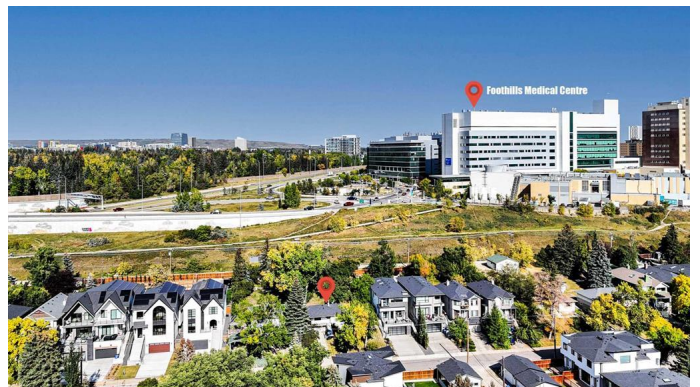
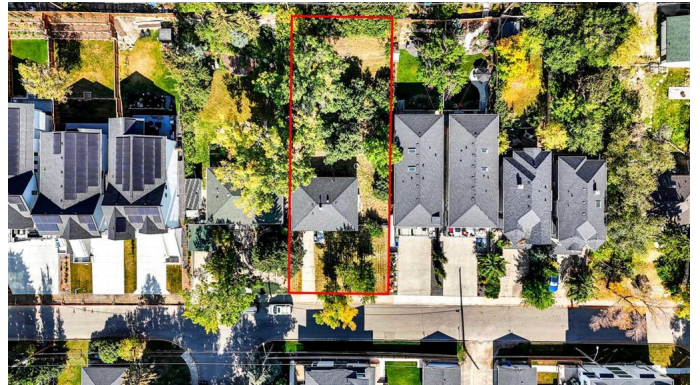
Parkdale, Calgary, Alberta

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), Garden, Landscaped, Rectangular Lot, Views |
| Roof              | Asphalt Shingle                                                             |
| Construction      | Wood Frame, Wood Siding                                                     |
| Foundation        | Poured Concrete                                                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 34                   |
| Zoning         | R-CG                 |

## Listing Details

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

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