

Listing Client Full No Remarks

[635 36 Street SW Calgary, AB T3C 1R1](#)

Residential

Active

Banner:

[A2294379](#)

54'X120' lot, original owner, West backyard on a developed tree lined street.

DOM: 0

LP: \$825,000.00

PD:

OP: \$825,000.00



Class:	Detached	City:	Calgary
County:	Calgary	Subdivision:	Spruce Cliff
Type:	House	Ttl Beds:	2
Levels:	One	F/H Bth:	2/0
Year Built:	1953	RMS SQFT:	1,123.75
LINC#:	0020074878	LP/SF:	\$734.15
Arch Style:	Bungalow	Suite:	No
# Illegal Suite:	0	# Legal Suite:	0
Possession:	Negotiable		
Lot Dim:		Lot Size:	6469 SF 600.98 SM
Front Length:	16.46M 54` 0"	Lot Depth:	36.58 M 120.02'
Legal Desc:	2566GQ;15;9		
Legal Pln:	2566GQ	Blk:	15
		Lot:	9
		Condo:	No
Zoning:	R-CG	Tax Amt/Yr:	\$4,687.00/2025
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	None Known		

Recent Change: **04/02/2026 : NEW**

Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P		Main:		Mtr2		SqFt
Baths:	0	0	1	1	0	0	Bed Abv: 2	104.40		1,123.75		SqFt
EnSt Bth:	0	0	0	0	0	0	Rms Abv: 7	99.04		1,066.12		SqFt
							Total AG:	104.40		1,123.75		SqFt

Garage Dims (L x W): 22` 0" x 18` 0"

Property Information

Basement:	Full	Laundry Ft:	In Basement
Basement Dev:	Finished	Basement Ft:	Separate/Exterior Entry
Heating:	Forced Air, Natural Gas	Cooling:	None
Construction:	Stucco	Fireplaces:	2/Basement, Den, Electric, Gas
Foundation:	Poured Concrete	Flooring:	Hardwood, Vinyl
Exterior Feat:	Private Yard	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Patio/Porch:	Patio
Reports:	Other Documents, RMS Supplements, Title		
Warranty:	None		
Parking:	Double Garage Detached, Heated Garage	Total:	2
Features:	No Animal Home, Storage, Wet Bar, Wood Windows		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights		
Lot Features:	Back Lane, Back Yard, Irregular Lot, Landscaped, Lawn, Rectangular Lot		
Goods Include:	All ceiling fans and lighting, basement piano		
Appliances:	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener		
Other Equip:	Garage Door Opener		
Goods Exclude:	None		
Outbuildings:	Shed		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).

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