\$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!!



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 36

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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