

\$925,000 - 36 Chinook Drive Sw, Calgary

MLS® #A2231993

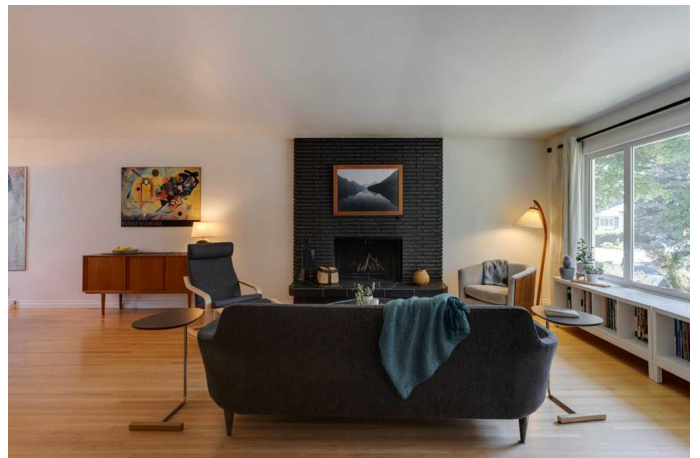
\$925,000

4 Bedroom, 3.00 Bathroom, 1,703 sqft

Residential on 0.15 Acres

Chinook Park, Calgary, Alberta

OPEN HOUSE Saturday June 21st from 1-330PM. In a market where location, value, and family-friendly design rarely align, this mid-century modern home in coveted Chinook Park is the opportunity you've been waiting for. Situated in the heart of one of Calgary's most established and beloved neighbourhoods, it delivers unbeatable access to top-tier schools, parks, and pathways - plus it is walking distance to Heritage Park, Glenmore Reservoir, and Glenmore Landing's charming shops and caf  s. It is priced to sell in a community where listings are scarce and demand is high, making this a smart investment for families ready to grow roots. Inside, the main floor's bright, open layout offers the perfect setting for busy mornings and cozy evenings alike. A stunning black brick wood-burning fireplace adds character, while large front-facing windows flood the space with natural light. The updated kitchen is both stylish and functional with crisp white cabinetry, gold hardware, granite countertops, and a gas stove—all opening up to the dining and living areas that feature original hardwood floors. The second level is designed for family living, featuring three generously sized bedrooms and a full 4-piece bath to keep the kiddos close and comfortable. The top floor is dedicated to the primary bedroom retreat offering privacy and calm with a peaceful bay window sitting area and a spacious 4-piece ensuite. Downstairs, a cozy family room invites movie nights and weekend



lounging, with additional storage, laundry space, and a 2-piece bath rounding out the lower level. Outside, a fenced and landscaped backyard provides a safe, sunny haven for kids and pets. With quick access to downtown, Rockyview Hospital, and major arteries like Elbow Drive and Glenmore Trail, this location effortlessly blends serenity with urban connectivity. This is more than a home - it's where your family's best chapters unfold in one of Calgary's most sought-after neighbourhoods. Don't miss this rare opportunity to plant your roots in Chinook Park. Make your move before it's gone!

Built in 1958

Essential Information

MLS® #	A2231993
Price	\$925,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,703
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

Community Information

Address	36 Chinook Drive Sw
Subdivision	Chinook Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 2P6

Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Open Floorplan, Recessed Lighting, Storage
Appliances	Dishwasher, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Finished, Partial, Crawl Space

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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