

\$900,000 - 2603 36 Street Sw, Calgary

MLS® #A2092905

\$900,000

4 Bedroom, 5.00 Bathroom, 1,762 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

BUILDERS AND INVESTORS â€“ Excellent opportunity in Killarney: Full 1,762sf side-by-side duplex sitting on a 50â€™ x 120â€™ corner lot zoned R-CG (Residential Grade-oriented infill). Zoning that allows secondary and backyard suites. Tear down and rebuild or buy and hold, are both great options for this excellent location. Close to shopping, schools, transportation, and recreation. And only 5 minutes walk to Westbrook C-train station.

The South side upper level has 2 beds+ 1 full bath. Plus an illegal basement suite, with one bedroom and 5pc bath.

The North side upper level has 2 beds + 1 full bath and an illegal basement suite with 1 bed + 2-3 pcs baths and a separate entrance. All 4 units generate a good income, that hasn't been increased in years, with a potential of \$5,000-\$5,500/mo. It comes with a triple garage attached.

Great investment! Don't miss it!



Built in 1958

Essential Information

MLS® #	A2092905
Price	\$900,000
Sold Price	\$905,000
Bedrooms	4
Bathrooms	5.00
Full Baths	5

Square Footage	1,762
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	2603 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Z7

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Corner Lot, Garden
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 12th, 2023
Date Sold	November 27th, 2023

Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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