

\$899,900 - 2017 & 2019 36 Street Se, Calgary

MLS® #A2114505

\$899,900

0 Bedroom, 0.00 Bathroom, 1,700 sqft
Multi-Family on 0.14 Acres

Southview, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! INCREDIBLE INVESTMENT OPPORTUNITY! LEGAL DUPLEX WITH CITY-APPROVED BASEMENT SUITES (4 TOTAL UNITS GENERATING \$6,445/MONTH). Welcome to this exceptional investment opportunity in the friendly and welcoming community of Southview. Located on a full-sized 50 x 120 sq ft lot with MC-1 zoning, this property provides for various development possibilities in the future. The well-maintained duplex property features 4 rentable units, each including 2 bedrooms and 1 full bathroom. Plus, the basement suites are 100% legal as approved by the City of Calgary. All of the units come fully equipped with an appliance package, window coverings, and a parking stall with power to plug in a vehicle. Each unit features its own in-suite laundry services; the upper units have stacking washers/dryers, and the lower units have side-by-side washers/dryers. For those seeking an investment opportunity, these properties are an excellent option for a "buy and hold" strategy, currently generating \$6,445 per month in revenue. The sellers have also employed a professional management company, and the existing contract can be continued, offering peace of mind to investors. This property boasts a great location with convenient access to the inner-city and downtown via 17 Ave SE and other parts of the city via nearby Deerfoot Trail. Plus, there are many transit options within walking

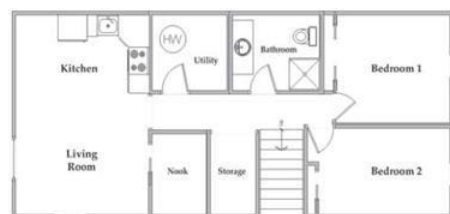


URBANUPGRADE

2017 & 2019 36 STREET SE



UPPER UNITS



LOWER UNITS

Disclaimer: Floorplans are for demonstrative purposes and should not be relied upon without independent verification. Room dimensions and floor areas are considered approximate and should not be relied upon without independent verification.

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distance, including the BRT, which offers a quick route downtown and to the Calgary Airport. The community Southview was established in 1950 and is located beside the Bow River, where there is a wide variety of amenities and attractions to suit every interest, from beautiful walking paths and breathtaking views of downtown to nearby golf courses. Plenty of sports facilities are within easy reach of the neighbourhood, and the Bow Water Canoe Club is within its boundaries. The area north of 17 Ave offers indoor and outdoor swimming pools and an outdoor skating rink, while other major local attractions include the Inglewood Bird Sanctuary and the Calgary Zoo. Local Southview schools include Bishop Kidd School, Patrick Airlie School, and Holy Trinity School.

Built in 1969

Essential Information

MLS® #	A2114505
Price	\$899,900
Sold Price	\$883,888
Bathrooms	0.00
Square Footage	1,700
Acres	0.14
Year Built	1969
Type	Multi-Family
Sub-Type	4 plex
Status	Sold

Community Information

Address	2017 & 2019 36 Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0X7

Amenities

Parking Spaces	4
Parking	On Street, Outside, Parking Lot, Parking Pad, Plug-In

Interior

Appliances	See Remarks
Has Basement	Yes
Basement	See Remarks, Suite

Additional Information

Date Listed	March 18th, 2024
Date Sold	April 6th, 2024
Days on Market	19
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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