

\$874,900 - 2639 36 Street Sw, Calgary

MLS® #A2123627

\$874,900

2 Bedroom, 2.00 Bathroom, 1,077 sqft
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

LOCATION ! LOCATION ! Builders, Investors;
Corner lot 50' x 120' 36 street and 26 Ave
SW. Zoned R-CG. This location provides
many options. This property is priced as LAND
VALUE. On the property is a 1,000 square foot
bungalow that has been in the family since the
1960s. It has had many upgrades over the
years and is still a good house, the lower level
has an illegal suite that has had upgrades.
House has an oversized attached single
garage. House is being Sold as-is. Ideal rental
until ready to redevelop. Also on the property a
Newer triple garage. Home is seller occupied
and 1 tenant. Please provide notice before
walking the property. Inside of home can be
viewed with notice. This is an Excellent Buy &
Hold property call your favorite Realtor today.
Sellers have instructed that all offers will be
reviewed Wednesday 2pm No exceptions.

Built in 1953

Essential Information

MLS® #	A2123627
Price	\$874,900
Sold Price	\$970,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.14



Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2639 36 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2Z7

Amenities

Parking Spaces	8
Parking	Garage Door Opener, Oversized, RV Access/Parking, See Remarks, Single Garage Attached, Triple Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range, Refrigerator
Heating	Mid Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	April 25th, 2024
Days on Market	3
Zoning	R-CG

HOA Fees 0.00

Listing Details

Listing Office First Place Realty

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