

\$509,900 - 2432 36 Street Se, Calgary

MLS® #A2132012

\$509,900

5 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

PRIME INVESTMENT OPPORTUNITY â€“ RENT UP & DOWN + THE DETACHED GARAGE SEPARATELY â€“ 3 INCOME STEAMS!! Huge potential in a High-Demand Rental Area with 3 BEDROOMS UP & a 2 BEDROOM SUITE (illegal) DOWN, with separate back entrance. This Solid Bungalow boasts almost 2200 SF & features original hardwood floors, newer high efficiency furnace, newer windows, updated electrical panel, updated main floor kitchen & bathroom, and the detached garage has itâ€™s own panel with 220 plug & is metered separately, catering perfectly to mechanics or welders seeking a dedicated workspace. The main floor offers a large living room with huge window, a spacious kitchen with updated flooring, cabinets & appliances, with an adjoining dining area, 3 good-sized bedrooms, separate laundry & a full, updated bathroom with tile floors, tiles shower & newer vanity. A separate back entrance takes you to the lower suite (illegal), which consists of a large family room, 2 spacious bedrooms, a full bathroom, large kitchen, and separate laundry. Out back, a sizable, fenced backyard offers ample space for outdoor activities with access to an oversized single detached with 220 plug & separate power meter, and a large parking pad that will accommodate multiple vehicles with ease. Conveniently situated in a sought-after rental community, residents enjoy proximity to schools, parks, city transit, and a host of amenities, enhancing the property's



appeal and desirability. Don't miss out on this prime investment opportunity! Schedule a viewing today and seize the chance to secure a lucrative asset in a thriving rental market.

Built in 1959

Essential Information

MLS® #	A2132012
Price	\$509,900
Sold Price	\$502,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,086
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2432 36 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2P 0Y3

Amenities

Parking Spaces	5
Parking	220 Volt Wiring, Alley Access, Insulated, Parking Pad, See Remarks, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Oven, Garage Control(s), Refrigerator, See Remarks, Washer/Dryer, Window Coverings

Heating	High Efficiency, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2024
Date Sold	May 29th, 2024
Days on Market	15
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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