

\$629,000 - 2211 36th Street Se, Calgary

MLS® #A2134534

\$629,000

5 Bedroom, 2.00 Bathroom, 905 sqft

Residential on 0.13 Acres

Southview, Calgary, Alberta

| FULLY RENOVATED | 5 BED + 2 BATH |
905 SQFT | LEGAL SUIT | DETACHED
DOUBLE GARAGE | LARGE PARKING PAD |

Stunningly renovated home perfectly positioned in a vibrant community brimming with conveniences! This home is a gem, ideal for families, investors, or anyone seeking a versatile living space with incredible potential. Located near multiple schools and a variety of shopping amenities, and offering easy access to major highways like 17 Ave, Memorial, and Deerfoot, this location makes daily commutes and errands a breeze.

Step inside to find a bright, open main floor featuring 3 well sized bedrooms, a luxurious full bathroom, and a modern kitchen with brand-new appliances. The legal basement suite, with its own private entrance, boasts 2 additional bedrooms, a full bathroom, a fully equipped kitchen, and complete separation with individual locks, ensuring privacy and security. A common laundry area serves both units, adding to the convenience.

Outside, you'll love the brand-new roof and siding on both the house and the double detached garage,. The large, fully fenced 48x120 R-C2 zoned lot offers ample space for outdoor activities and future development, along with ample parking with a double detached garage, a large parking pad for up to 4 cars, and additional front parking.



This property is not just a home; it's an opportunity. Whether you're looking to generate rental income, house your family, or plan for future development, 2211 36 Street SE has it all. Don't miss out on this incredible chance to own a beautifully renovated home in a prime location. Contact us today to schedule a viewing and make this exceptional property your new home!

Built in 1958

Essential Information

MLS® #	A2134534
Price	\$629,000
Sold Price	\$600,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2211 36th Street Se
Subdivision	Southview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0X9

Amenities

Parking Spaces	8
Parking	Double Garage Detached, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance
Appliances	Dishwasher, Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 1st, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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