



GRASSROOTS
REALTY GROUP

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1117 36 Street SE
Calgary, Alberta

MLS # A2258027



\$485,500

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	999 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: DRYER(X2), ELECTRIC RANGE (X2), RANGE HOOD (X2), REFRIGERATOR (X2), WASHER (X2)

RENOVATED HALF DUPLEX IN ALBERT PARK WITH TONS OF GREAT FEATURES - AMAZING STARTER HOME / INVESTMENT PROPERTY - 2 BEDROOM ILLEGAL SUITE WITH UPDATES - SEPARATE ENTRANCE - SEPARATE LAUNDRIES - BRAND NEW CONCRETE PARKING PAD IN THE REAR - BACK LANE ACCESS - NEW EXTERIOR PAINT AND SOME NEW WINDOWS - APPROXIMATELY 10 MINUTES TO DOWNTOWN CALGARY - EASY ACCESS TO ALL THE AMENITIES ON INTERNATIONAL AVENUE & THE LINE UP OF STORES IN MARLBOROUGH (ALONG 36 ST NE) - EASY ACCESS TO TRANSIT, SCHOOLS & PARKS - Offering 1800+ SQFT of luxurious living space with 5 bedrooms, 2 FULL baths and BRAND NEW CONCRETE PARKING PAD - The main level offers a spacious family room with a large window, kitchen with stainless steel appliances, dining, FULL bath and 3 bedrooms! The illegal suite in the basement has its own SEPARATE ENTRANCE and features a rec/living room, kitchen with updated appliances and updated cabinetry, NEW FULL BATH and 2 well sized bedrooms! Some of the landscaping in the backyard has been refreshed with sod and newer fencing; the home also boasts NEW EXTERIOR PAINT. Another HIGHLIGHT OF THIS HOME IS THE LOCATION - close proximity to Downtown YYC, easy access to major roads such as International Ave (17 Ave SE), Memorial Drive and Deerfoot Trail; public transportation included! LOTS OF POTENTIAL WITH THIS HOME - LIVE UP & RENT DOWN OR USE IT AS AN INVESTMENT PROPERTY AND RENT OUT BOTH SPACES! Call your favourite realtor for a viewing today!