



2517 36 Street SE
Calgary, Alberta

MLS # A2293398



\$540,000

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Suite electric range, suite refridgerator, washer, dryer

Investors and savvy homeowners will appreciate this centrally located rental property located in the heart of Southview. This versatile property features a total of five bedrooms and two full bathrooms across two separate units. The main floor unit offers a bright and spacious layout including three bedrooms, a 4-piece bathroom, a living room, and a dedicated kitchen with an eating area. The lower illegal suite has a separate exterior entrance, two additional bedrooms, kitchen, a large living area, and its own 4-piece bathroom. Both units are currently occupied by tenants who pay their own utilities, making this a low-maintenance addition to any portfolio. The property provides immediate cash flow in a high-demand market. Outdoor amenities include a fenced backyard with a deck and a detached double garage, plus two additional parking spaces in the rear. Residents will benefit from an incredible location with easy access to downtown Calgary, public transportation, and nearby shopping all within walking distance.