



GRASSROOTS
REALTY GROUP

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2428 36 Street SE
Calgary, Alberta

MLS # A2212424



\$529,900

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,043 sq.ft.	Age:	1959 (66 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Covered, Garage Door Opener, Off Street, Secured, Single Gar		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Lawn, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: n/a

Renovated Bungalow | Huge Lot | Illegal Basement Suite | 5 Bed | Detached Garage | RCG Zoning | Welcome to this beautifully renovated 5-bedroom, 2-bathroom home. Sitting on a generous lot, this property offers ample space inside and out—ideal for families, investors, or anyone looking for a move-in-ready home with added income potential. Step inside to discover a bright and spacious main floor, flooded with natural light from large vinyl windows. The living area flows seamlessly into an adjacent dining space highlighted by a stunning light fixture. Perfect for entertaining, the kitchen features stainless steel appliances, ample cabinet storage, and plenty of counter space. The main level includes three good-sized bedrooms and a full 4-piece bathroom, offering comfort and convenience for the entire family. Downstairs, you'll find an illegal basement suite with its own private entrance - perfect for various opportunities. This level boasts a spacious master bedroom with ample closet space, two additional bedrooms, a second 4-piece bathroom, a large family room, and a fully equipped kitchen. A dedicated utility room with washer and dryer adds to the suite's functionality. Outside, enjoy the large backyard—perfect for summer BBQs and family gatherings. The property also includes a single detached garage, ideal for those chilly winter mornings. There are so many different usages of this property. LIVE UP AND RENT DOWN. Another use could be rent both up and down for now, and in the future (pending city approval) you could build an 8Plex. Located in the heart of Forest Lawn, this home is close to shopping plazas, schools, public transit, many restaurants, and major roadways—making it a convenient and well-connected place to call home. Don't miss out on this fantastic opportunity. Whether

you're looking for a family home or an investment property, this one checks all the boxes!