



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1117 36 Street SE
Calgary, Alberta

MLS # A2212695



\$459,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	995 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared		

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

Inclusions: NONE

Welcome to 1117 36 Street, a beautifully renovated bungalow nestled in the vibrant community of Albert Park, Calgary. Albert Park is renowned for its excellent accessibility, offering convenient proximity to public transportation, making commutes throughout Calgary effortless. Families will appreciate being within walking distance of numerous schools, lush parks, playgrounds, and bustling shopping centers, enhancing everyday convenience and leisure. Step into a thoughtfully updated main floor that exudes warmth and modern comfort. The inviting living room boasts a charming fireplace complemented by large windows, flooding the space with abundant natural light. The stylish and functional kitchen is a highlight, featuring elegant quartz countertops, contemporary cabinetry, ample storage, and generous workspace. High-quality stainless steel appliances add a refined finishing touch. Down the hall, discover three spacious bedrooms designed to accommodate your family's needs comfortably. The luxurious three-piece bathroom includes an oversized standing shower, modern fixtures, and plenty of room for your personal laundry facilities. The property also features a separate entrance leading to an inviting, fully developed basement — ideal for additional living space or rental potential. This bright lower level comprises its own kitchen, dedicated laundry room, a welcoming dining area, and a spacious family room, alongside two additional bedrooms for extra comfort and flexibility. Outdoors, enjoy the generous lot size complete with a spacious backyard perfect for entertaining, relaxation, or play. The designated parking area provides convenient and secure off-street parking. Experience the charm, convenience, and exceptional lifestyle offered by this lovely home in Albert Park. The area boasts excellent connectivity, with easy access

to major roads like Memorial Drive, 17 Avenue SE, and Deerfoot Trail. Public transportation is readily available, including the nearby Franklin CTrain station, providing direct routes to downtown Calgary. Hurry to call this your HOME!!