



1117 36 Street Calgary Alberta

\$497,500

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! (id:6769)

Recreational, Games room 13.25 Ft x 20.00 Ft

Kitchen 9.50 Ft x 14.00 Ft

4pc Bathroom 4.92 Ft x 7.00 Ft

Bedroom 9.08 Ft x 11.83 Ft

Bedroom 8.75 Ft x 18.17 Ft

Family room 14.50 Ft x 13.08 Ft

Dining room 10.33 Ft x 9.92 Ft

Kitchen 9.00 Ft x 9.75 Ft

3pc Bathroom 6.58 Ft x 10.42 Ft

Bedroom 9.17 Ft x 8.92 Ft

Bedroom 9.83 Ft x 12.83 Ft

Bedroom 9.17 Ft x 13.25 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<https://www.sggrealestate.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca