



2223 36 Street Calgary Alberta

\$459,000

Welcome to 2223 36 Street SE, a charming 5-Bedroom home in Southview SE Calgary. Whether you're a growing family, savvy investor, or first-time buyer looking for income potential, this property offers incredible value and flexibility. Step inside to find a layout with ample spaces flooded with natural light, and plenty of rooms for everyone. The main floor features a functional kitchen, spacious living room, three well-sized bedrooms, and a full bathroom. Downstairs, the fully developed basement offers 2 additional bedrooms, a second full bathroom, and a large rec room – more space for your family or guests. The basement has a separate entry from outside which is convenient for adding another illegal suite (subject to city approval). The house comes with a single garage attached and a large deck and backyard, perfect for afternoon relax or summer BBQ. Situated on a generous lot of nearly 5,800 sqft, this home is just minutes from schools, shopping, transit, and major routes, making it an ideal location for both convenience and comfort. Don't miss this opportunity to own in an established neighborhood with incredible potential. Book your showing today! (id:6769)

Bedroom 9.92 Ft x 10.42 Ft

Bedroom 8.92 Ft x 10.75 Ft

3pc Bathroom 6.25 Ft x 5.08 Ft

Bedroom 10.25 Ft x 9.25 Ft

Primary Bedroom 12.67 Ft x 10.17 Ft

Bedroom 10.17 Ft x 9.75 Ft

4pc Bathroom 6.83 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

RE/MAX Realty Professionals

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