



2517 36 Street Calgary Alberta

\$540,000

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. (id:6769)

- Laundry room 10.67 Ft x 14.08 Ft
- Living room 14.67 Ft x 14.75 Ft
- Other 14.33 Ft x 11.33 Ft
- Primary Bedroom 14.33 Ft x 12.67 Ft
- Bedroom 12.25 Ft x 7.33 Ft
- Bedroom 14.58 Ft x 6.92 Ft
- Other 6.08 Ft x 5.58 Ft
- Pantry 2.83 Ft x 3.00 Ft

- Other 3.33 Ft x 3.08 Ft
- 4pc Bathroom 10.92 Ft x 4.92 Ft
- Living room 13.83 Ft x 12.08 Ft
- Kitchen 14.50 Ft x 9.75 Ft
- Bedroom 12.08 Ft x 11.58 Ft
- Bedroom 13.83 Ft x 9.75 Ft
- 4pc Bathroom 9.42 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:
Initia Real Estate

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