



2812 36 Street Calgary Alberta

\$924,000

Explore the potential of this expansive 50' x 120' property, currently zoned H-GO for diverse development opportunities or as a lucrative investment. Featuring a well-maintained 3-bedroom suite on the upper level and a 1-bedroom suite in the legalized basement, this property offers flexibility for renters or multigenerational living. An oversized single garage provides ample storage and parking solutions. Location is key, and this property does not disappoint. Situated within steps of Killarney School and convenient daycare options, it's perfect for families. Enjoy easy access to the C-Train station, ensuring a quick commute to Downtown Calgary. The area boasts proximity to shopping centers, schools, and public transit, placing everything you need right at your doorstep. Whether you're looking to invest or develop, this property in the heart of Calgary's vibrant SW district is an opportunity not to be missed. (id:6769)

3pc Bathroom .00 Ft x .00 Ft
Bedroom 10.83 Ft x 8.75 Ft
Bedroom 10.08 Ft x 8.17 Ft

Bedroom 10.25 Ft x 9.58 Ft
Primary Bedroom 12.17 Ft x 10.08 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:
Greater Property Group

RE/MAX Realty Professionals

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