



1117 36 Street SE, Calgary, Alberta - \$485,500



Main Photo

Property Description

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!

REALTOR Referral



REALTOR®

Mobile: N/A

Email: N/A

Website: <https://www.real-estate-homes.ca/>

Courtesy Of: Real Broker



P: