



GRASSROOTS
REALTY GROUP

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2517 36 Street SE
Calgary, Alberta

MLS # A2293398



\$469,900

Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1956 (70 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating: Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Suite electric range, suite refridgerator, washer, dryer

Recent price reduction makes this home a great value. A classic bungalow in Southview, this home offers a spacious and versatile layout featuring a total of five bedrooms and two full bathrooms. The main floor provides 1,084 square feet of bright living space, including three comfortable bedrooms, a four-piece bathroom, and a dedicated kitchen with a functional eating area. The fully finished lower level has a separate exterior front entrance for use as a standalone unit, but is also connected internally for accommodating extended families. The lower level contains two additional bedrooms, a full kitchen, a second four-piece bathroom, and a large living area. The outdoor space is equally impressive, featuring a fully fenced backyard with a deck and a detached double garage, complemented by two additional off-street parking spaces in the rear. This property is centrally located with easy access to downtown Calgary, public transportation, local schools, and shopping, all within walking distance.