



GRASSROOTS
REALTY GROUP

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1506 36 Street SE
Calgary, Alberta

MLS # A2344350



\$645,000

Division:	Forest Lawn		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	1959 (67 yrs old)
Beds:	6	Baths:	2
Garage:	Alley Access, Garage Faces Rear, Parking Pad, Stall		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: N/A

Move-in ready home on an oversized lot (75 x 125) with over 9350 sq ft with unlimited development prospects AND STRONG REVENUE POTENTIAL; only about 10 mins from downtown Calgary. Total living space of over 2400 sq ft. Total of 6 Bedrooms. The home is also significantly renovated and ready for move-in. The upper unit is bright and has total of 3 bedroom; the kitchen is freshly renovated, and the home is freshly painted. The kitchens have quartz countertop and brand-new cabinets as well. The back entrance gives you access to the 3-bedroom illegal basement suite on this walk-out lot. The mechanical room in the basement also has ample space for lots of storage. Total developed space of 1169 sq ft in the basement. The home is very accessible – under 7 mins drive away from: train station (5 mins away), bus stops (one min away), schools (about 7 schools), library, multiple grocery stores, green spaces, parks, clinic and more. The police station and fire station is about 5 mins drive away. This home is being sold “as is”. You can buy this as a rental property and rent as is or further develop it to build multi-family units on it subject to the required approvals – your great choices are endless.