

\$669,900 - 446 East 36th Street, Hamilton

MLS® #40761310

\$669,900

3 Bedroom, 1.00 Bathroom, 1,750 sqft

Single Family on 0.00 Acres

178 - Macassa, Hamilton, Ontario

Brick bungalow on a premium lot backing onto Macassa Park! This home offers a rare combination of A+ location, lot size, and versatility, sitting on an impressive 51â€™™ x 184â€™™ property with direct gate access to the park & playground. The main level has been thoughtfully redesigned to maximize flow and natural light, featuring a welcoming living room, a custom oak kitchen, and a bright dining area with sliding doors that walk out to the backyard. Two comfortable bedrooms and an updated 4-piece bathroom complete this level. The newly renovated lower level is spacious and adaptable, showcasing a cozy gas fireplace, open-concept family area, third bedroom, and laundry room. This space is designed for a future in-law suite, teen retreat, or separate apartment, adding value and flexibility. The backyard is like having your own private parkâ€™™ fully fenced with endless room for children and pets to enjoy. Highlights include a two-tier deck, 18ft above-ground pool (liner 2024), large storage shed, and a private gate that opens directly onto Macassa Park. Potential for a garage or ADU. A brand-new double-wide concrete driveway provides ample parking for 4 vehicles. This is a home that truly offers a family-friendly neighbourhood, investment potential, and a move-in ready, all in one packageâ€™™ donâ€™™t miss out! (id:6289)

Built in 1955



Essential Information

Listing #	40761310
Price	\$669,900
Bedrooms	3
Bathrooms	1.00
Square Footage	1,750
Acres	0.00
Year Built	1955
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	446 East 36th Street
Subdivision	178 - Macassa
City	Hamilton
Province	Ontario
Postal Code	L8V4A5

Amenities

Amenities	Hospital, Park, Playground, Public Transit, Schools
Parking Spaces	4

Interior

Appliances	Dryer, Refrigerator, Stove, Washer, Microwave Built-in
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Other
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Listing Details

Listing Office	Coldwell Banker Community Professionals
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Listing information last updated on October 22nd, 2025 at 7:01am PDT