

\$478,800 - 1117 36 Street Se, Calgary

MLS® #A2265525

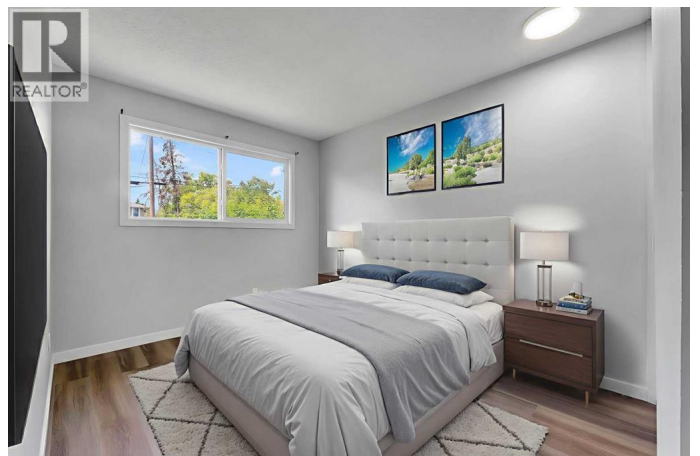
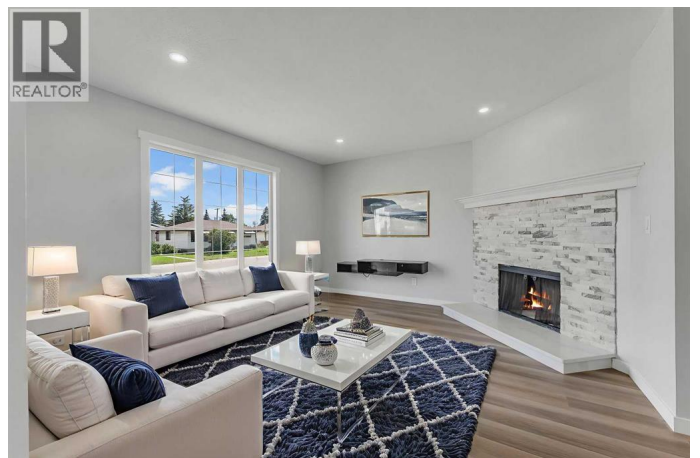
\$478,800

5 Bedroom, 2.00 Bathroom, 999 sqft

Single Family on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

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! (id:6289)

Built in 1977

Essential Information

Listing #	A2265525
Price	\$478,800
Bedrooms	5
Bathrooms	2.00
Square Footage	999
Acres	0.07
Year Built	1977
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1117 36 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
Province	Alberta
Postal Code	T2A1C1

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, No Animal Home, No Smoking Home, Level
Parking Spaces	2
Parking	Parking Pad

Interior

Appliances	See remarks
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	1
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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Listing information last updated on October 21st, 2025 at 9:31pm PDT