

$ 399,000.00

# 2042 36 AVENUE SW CALGARY

https://paulbrinton.com

676 square foot bungalow on 25 X 89 foot lot with south backyard exposure. Fantastic location in the heart of South Calgary where shops, restaurants are all in walking distance to this property. Easy access to pathway systems + downtown. Tenant occupied currently with tenants notice for showings and possession.

- 3 beds
- 1 bath
- Detached
- Residential
- Active

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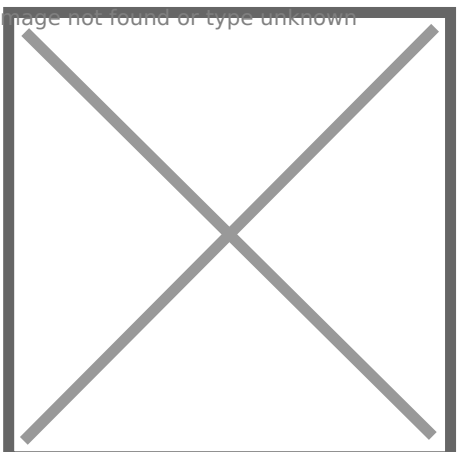

## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1112995

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 20:12:13

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 06/13/21

**Lot size:** 2228 sq ft

**Year built:** 1914

**Parking:** Off Street

## PROPERTY FEATURES

**Flooring:** Carpet,Linoleum

**Exterior Features:** None

**District:** CAL Zone CC

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Community Features:** Schools Nearby,Playground,Shopping Nearby

**Fencing:** Partial

**Cooling:** None

**Lot Features:** Back Yard,Rectangular Lot,Treed

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** One

**Zoning:** M-C1

**List Price Square Foot:** $ 590.35

**Photo Count:** 5

**Rooms Above Grade:** 6

**Construction Materials:** Wood Frame,Wood Siding

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.61M 25`0"

**Appliances:** Dryer,Electric Stove,Refrigerator,Washer

**Living Area SF:** 675.87

**Subdivision Name:** Altadore

**Structure Type:** House

**Lot Size Acres:** 0.05