



\$ 399,000.00

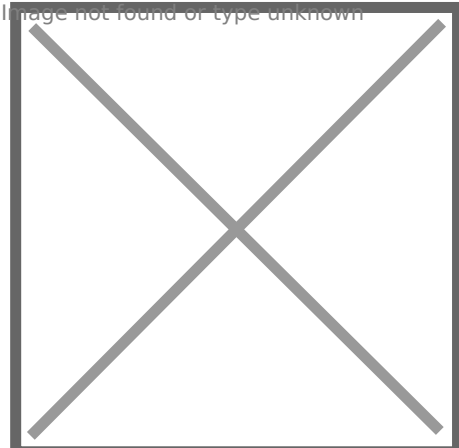
2042 36 AVENUE SW CALGARY

<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

Suite: No

Frontage Metres: 7.61M 25`0"

Living Area SF: 675.87

Structure Type: House

Construction Materials: Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances: Dryer,Electric Stove,Refrigerator,Washer

Subdivision Name: Altadore

Lot Size Acres: 0.05

