



\$ 690,000.00

2420 36 STREET SW CALGARY

<https://paulbrinton.com>

Fantastic investment property with loads of potential!!! R-CG zoned, 50x120 lot with tons of potential to built on it , or to re: develop. This property offers THREE SUITES (Illegal) all with separate entrances. The main floor offers a two bedroom suite, and the other floors have one bedrooms. Fully...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 1 and Half Storey

MLS ® #: A1159878

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-23 17:49:22

Bathrooms: 3

Bedrooms Above Grade: 4

Date added: 11/19/21

Lot size: 5996 sq ft

Year built: 1920

Parking: Double Garage Detached

PROPERTY FEATURES

Garage YN: Yes

Flooring: Carpet,Linoleum

Exterior Features: Playground,Private Entrance,Private Yard

District: CAL Zone CC

Inclusions: none

Lot Features: Back Lane,Back Yard,City Lot,Front Yard,Landscaped,Level,Rectangular Lot

Heating Type: Forced Air,Natural Gas

Total Parking: 4

Community Features: Golf,Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Shopping Nearby

Fencing: Fenced

Cooling: Other

Interior Features: Laminate Counters

Roof Type: Asphalt Shingle

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Levels: One and One Half



Laundry features: Common Area

Transaction Type: For Sale

Photo Count: 39

Unit Exposure: W

Suite: Suite - Illegal

Frontage Metres: 15.24M 50`0"

Living Area SF: 1668.00

Structure Type: House

Restrictions: None Known

Zoning: R-CG

List Price Square Foot: \$ 413.67

Rooms Above Grade: 8

Construction Materials: Wood Frame,Wood Siding

Foundation: Poured Concrete

Appliances:

Refrigerator,Stove(s),Washer/Dryer

Subdivision Name: Killarney/Glengarry

Lot Size Acres: 0.14

