



\$ 699,900.00

## 2835 36 STREET SW CALGARY

<https://paulbrinton.com>

Fantastic land value 50x120, RC-G lot, with mature trees & west facing sunny backyard, surrounded by multimillion dollar homes. Great raised bungalow with an updated LEGAL Basement Suite. Offers 3 bedrooms on main, 2 bedrooms in basement and sunny west facing backyard. Lots of upgrades on both levels. Located across...

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1148993

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 19:33:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/27/21

**Lot size:** 5996 sq ft

**Year built:** 1953

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Hardwood,Laminate,Linoleum

**Exterior Features:** Garden

**District:** CAL Zone CC

**Interior Features:** No Animal Home,No Smoking Home

**Roof Type:** Asphalt Shingle

**Total Parking:** 4

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

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Front Yard,Garden,Landscaped,Treed

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement, Laundry Room

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-CG

**List Price Square Foot:** \$ 703.02



**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Cedar, Wood  
Frame

**Foundation:** Poured Concrete

**Appliances:** Electric Range, Refrigerator

**Subdivision Name:** Killarney/Glengarry

**Lot Size Acres:** 0.14

**Photo Count:** 29

**Unit Exposure:** E

**Suite:** Suite - Legal

**Frontage Metres:** 15.25M 50`0"

**Living Area SF:** 960.00

**Structure Type:** House

**Restrictions:** None Known

