

# \$529,900 - 2223 36 Street Se, Calgary

MLS® #A2210472

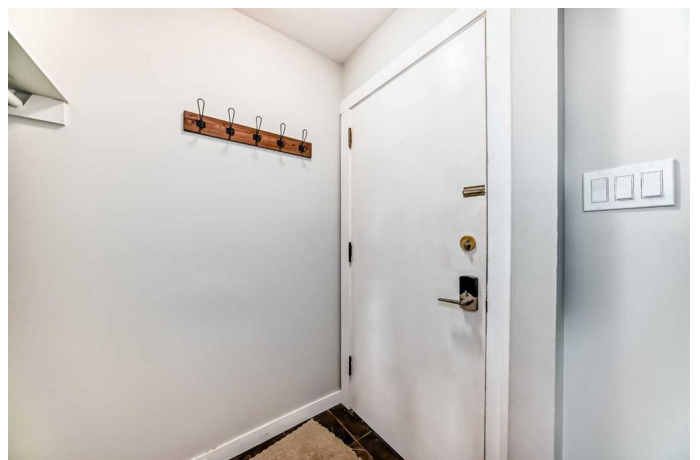
**\$529,900**

5 Bedroom, 2.00 Bathroom, 928 sqft

Residential on 0.13 Acres

Southview, Calgary, Alberta

Welcome to 2223 36 Street SE, a charming 5-Bedroom home in Southview SE Calgary. Whether you're a growing family, savvy investor, or first-time buyer looking for income potential, this property offers incredible value and flexibility. Step inside to find a layout with ample spaces flooded with natural light, and plenty of room for everyone. The main floor features a functional kitchen, spacious living room, three well-sized bedrooms, and a full bathroom. Downstairs, the fully developed basement offers 2 additional bedrooms, a second full bathroom, and a large rec room – perfect for guests, tenants, or extended family. The basement has a separate entry from outside which is convenient for adding another family. The house comes with a single garage attached and a large deck and backyard, perfect for afternoon relax or summer BBQ. Situated on a generous lot of nearly 5,800 sqft, this home is just minutes from schools, shopping, transit, and major routes, making it an ideal location for both convenience and comfort. Don't miss this opportunity to own in an established neighborhood with incredible potential. Book your showing today!



Built in 1958

## Essential Information

MLS® # A2210472

Price \$529,900

|                |             |
|----------------|-------------|
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 928         |
| Acres          | 0.13        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2223 36 Street Se |
| Subdivision | Southview         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2B 0X9           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full                                       |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Balcony, Garden      |
| Lot Description   | Back Lane, Back Yard |
| Roof              | Asphalt Shingle      |
| Construction      | Wood Frame           |
| Foundation        | Poured Concrete      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 9               |
| Zoning         | R-C2            |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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