



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2812 36 Street, Calgary T3E 3A1**

MLS®#: **A2159148**

Area: **Killarney/Glengarry**

Listing Date: **09/11/24**

List Price: **\$948,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1953**  
Lot Information  
Lot Sz Ar: **5,995 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,020**  
Low Sqft:  
Ttl Sqft: **1,020**

DOM

**8**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Level,Rectangular Lot**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks,Separate Entrance,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 8`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`2" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 9`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`10" x 8`9"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**732GN**

Zoning:  
**H-GO**

Remarks

Pub Rmks: **Explore the potential of this expansive 50' x 120' property, currently zoned H-GO for diverse development opportunities or as a lucrative investment. Featuring a well-maintained 3-bedroom suite on the upper level and a 1-bedroom suite in the legalized basement, this property offers flexibility for renters or multigenerational living. An oversized single garage provides ample storage and parking solutions. Location is key, and this property does not disappoint. Situated within steps of Killarney School and convenient daycare options, it's perfect for families. Enjoy easy access to the C-Train station, ensuring a quick commute to Downtown Calgary. The area boasts proximity to shopping centers, schools, and public transit, placing everything you need right at your doorstep. Whether you're looking to invest or develop, this property in the heart of Calgary's vibrant SW district is an opportunity not to be missed.**

Inclusions: **N/A**  
Property Listed By: **Greater Property Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



