

# \$449,000 - 1117 36 Street Se, Calgary

MLS® #A2212695

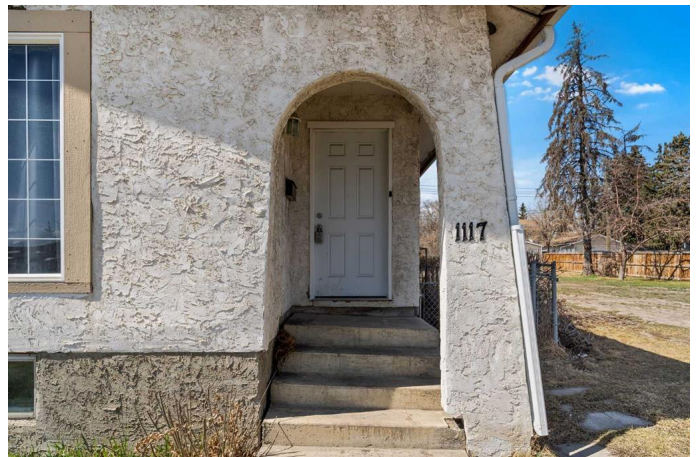
**\$449,000**

5 Bedroom, 2.00 Bathroom, 995 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Welcome to 1117 36 Street, a beautifully renovated bungalow nestled in the vibrant community of Albert Park, Calgary. Albert Park is renowned for its excellent accessibility, offering convenient proximity to public transportation, making commutes throughout Calgary effortless. Families will appreciate being within walking distance of numerous schools, lush parks, playgrounds, and bustling shopping centers, enhancing everyday convenience and leisure. Step into a thoughtfully updated main floor that exudes warmth and modern comfort. The inviting living room boasts a charming fireplace complemented by large windows, flooding the space with abundant natural light. The stylish and functional kitchen is a highlight, featuring elegant quartz countertops, contemporary cabinetry, ample storage, and generous workspace. High-quality stainless steel appliances add a refined finishing touch. Down the hall, discover three spacious bedrooms designed to accommodate your family's needs comfortably. The luxurious three-piece bathroom includes an oversized standing shower, modern fixtures, and plenty of room for your personal laundry facilities. The property also features a separate entrance leading to an inviting, fully developed basement – ideal for additional living space or rental potential. This bright lower level comprises its own kitchen, dedicated laundry room, a welcoming dining area, and a spacious family room, alongside two additional



bedrooms for extra comfort and flexibility. Outdoors, enjoy the generous lot size complete with a spacious backyard perfect for entertaining, relaxation, or play. The designated parking area provides convenient and secure off-street parking. Experience the charm, convenience, and exceptional lifestyle offered by this lovely home in Albert Park. The area boasts excellent connectivity, with easy access to major roads like Memorial Drive, 17 Avenue SE, and Deerfoot Trail. Public transportation is readily available, including the nearby Franklin CTrain station, providing direct routes to downtown Calgary. Hurry to call this your HOME!!

Built in 1977

### **Essential Information**

MLS® #	A2212695
Price	\$449,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	995
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	1117 36 Street Se
Subdivision	Albert Park/Radisson Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1C1

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

## Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cleared
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	12
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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