

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

MLS® #A2210472

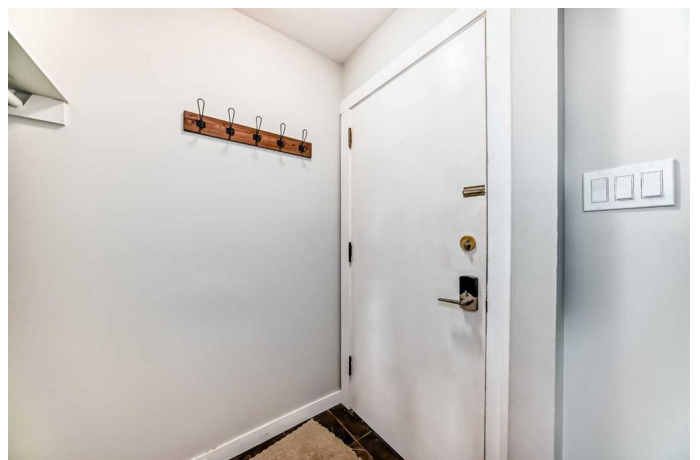
**\$529,900**

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	68
Zoning	R-C2

## **Listing Details**

Listing Office	CIR Realty
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