

**2223 36 Street SE**  
**Calgary, Alberta**

**MLS # A2210472**



**\$529,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Southview              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 928 sq.ft.             | <b>Age:</b>   | 1958 (67 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air                              | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                              | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home                         |                   |      |

**Inclusions:** None

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!