

# \$695,000 - 2002 36 Avenue Sw, Calgary

MLS® #A2226648

**\$695,000**

4 Bedroom, 3.00 Bathroom, 1,134 sqft

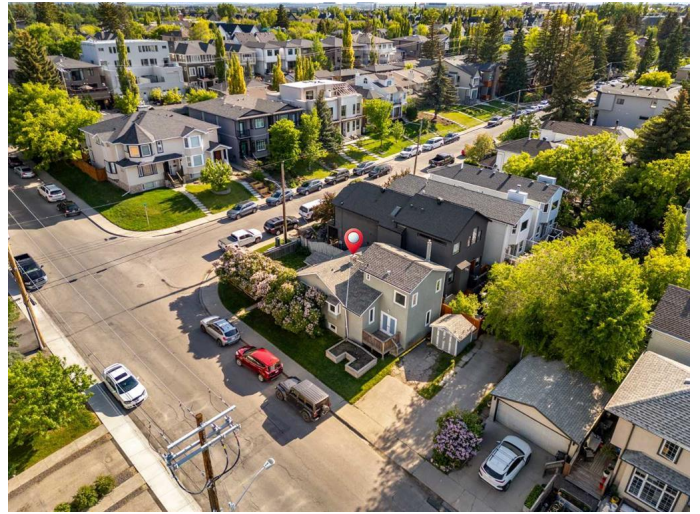
Residential on 0.06 Acres

Altadore, Calgary, Alberta

Prime Investment Opportunity in the Inner-City Community of Marda Loop â€¢ 32' x 89' Corner Lot â€¢ Under \$700k â€¢ This versatile property is ideal for a young family, first-time buyer, or savvy investor. You can choose to buy, hold, or build. Live upstairs and generate potential rental income from the separate lower suite. Situated on a desirable corner lot, this home offers more value than a typical townhouse or condo, without the associated fees!

The main level features two bedrooms, a full bathroom with laundry, a bright living room with a porch, and a well-appointed kitchen equipped with a Miele cooktop, quartz countertops, ample cabinetry, and a dining area with a bench. The upper floor includes a private master retreat complete with a spacious 6-piece ensuite and a walk-in closet. The basement contains an illegal one-bedroom suite with its own entrance, making it ideal for tenants or guestsâ€”perfect for helping with your mortgage. The front of the home boasts a spacious, fenced yard filled with beautiful lilacs, ensuring privacy.

Nestled in the heart of vibrant Marda Loop, which feels like a mini village, you are just steps away from various amenities, including breweries, restaurants, shops, schools, and Mount Royal University. Commuting is effortless with quick access to Crowchild Trail. Donâ€™t miss this exceptional opportunity in



one of Calgary's most sought-after communities. Be sure to enjoy the complete 3D virtual tour of this amazing property by clicking on the brochure!

Built in 1949

### Essential Information

MLS® #	A2226648
Price	\$695,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,134
Acres	0.06
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### Community Information

Address	2002 36 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2G7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Cooktop, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Private Yard
Lot Description	Irregular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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