

# \$497,500 - 1117 36 Street Se, Calgary

MLS® #A2244689

**\$497,500**

5 Bedroom, 2.00 Bathroom, 999 sqft

Residential on 0.07 Acres

Albert Park/Radisson Heights, Calgary, Alberta

RENOVATED HALF DUPLEX IN ALBERT PARK WITH TONS OF GREAT FEATURES - AMAZING STARTER HOME / INVESTMENT PROPERTY - 2 BEDROOM ILLEGAL SUITE WITH UPDATES - SEPARATE ENTRANCE - SEPARATE LAUNDRIES - BRAND NEW CONCRETE PARKING PAD IN THE REAR - BACK LANE ACCESS - NEW EXTERIOR PAINT AND SOME NEW WINDOWS - APPROXIMATELY 10 MINUTES TO DOWNTOWN CALGARY - EASY ACCESS TO ALL THE AMENITIES ON INTERNATIONAL AVENUE & THE LINE UP OF STORES IN MARLBOROUGH (ALONG 36 ST NE) - EASY ACCESS TO TRANSIT, SCHOOLS & PARKS - Offering 1800+ SQFT of luxurious living space with 5 bedrooms, 2 FULL baths and BRAND NEW CONCRETE PARKING PAD - The main level offers a spacious family room with a large window, kitchen with stainless steel appliances, dining, FULL bath and 3 bedrooms! The illegal suite in the basement has its own SEPARATE ENTRANCE and features a rec/living room, kitchen with updated appliances and updated cabinetry, NEW FULL BATH and 2 well sized bedrooms! Some of the landscaping in the backyard has been refreshed with sod and newer fencing; the home also boasts NEW EXTERIOR PAINT. Another HIGHLIGHT OF THIS HOME IS THE LOCATION - close proximity to Downtown YYC, easy access to major roads such as International Ave (17 Ave SE), Memorial Drive and Deerfoot Trail; public



transportation included! LOTS OF POTENTIAL  
WITH THIS HOME - LIVE UP & RENT DOWN  
OR USE IT AS AN INVESTMENT PROPERTY  
AND RENT OUT BOTH SPACES! Call your  
favourite realtor for a viewing today!

Built in 1977

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2244689               |
| Price          | \$497,500              |
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 999                    |
| 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, Separate Entrance |
| Appliances        | See Remarks                                                        |
| Heating           | Forced Air, Natural Gas                                            |

|                 |                                       |
|-----------------|---------------------------------------|
| Cooling         | None                                  |
| Fireplace       | Yes                                   |
| # of Fireplaces | 1                                     |
| Fireplaces      | Wood Burning                          |
| Has Basement    | Yes                                   |
| Basement        | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other                                                        |
| Lot Description   | Back Lane, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.