

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

MLS® #A2226648

\$695,000

4 Bedroom, 3.00 Bathroom, 1,134 sqft

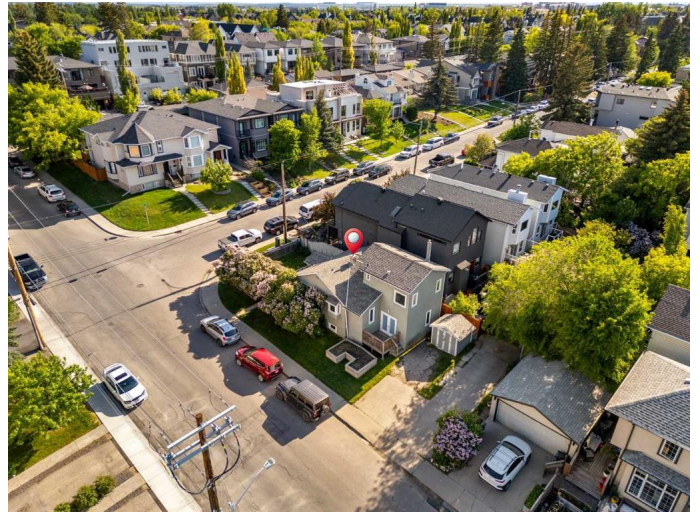
Residential on 0.06 Acres

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	4
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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