

# \$529,900 - 2428 36 Street Se, Calgary

MLS® #A2212424

**\$529,900**

5 Bedroom, 2.00 Bathroom, 1,043 sqft  
Residential on 0.13 Acres

Forest Lawn, Calgary, Alberta

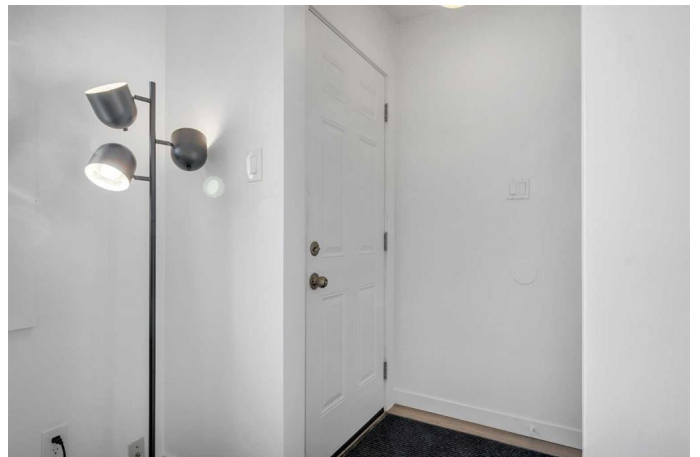
Renovated Bungalow | Huge Lot | Illegal  
Basement Suite | 5 Bed | Detached Garage |  
RCG Zoning |

Welcome to this beautifully renovated 5-bedroom, 2-bathroom home. Sitting on a generous lot, this property offers ample space inside and out—ideal for families, investors, or anyone looking for a move-in-ready home with added income potential.

Step inside to discover a bright and spacious main floor, flooded with natural light from large vinyl windows. The living area flows seamlessly into an adjacent dining space highlighted by a stunning light fixture. Perfect for entertaining, the kitchen features stainless steel appliances, ample cabinet storage, and plenty of counter space.

The main level includes three good-sized bedrooms and a full 4-piece bathroom, offering comfort and convenience for the entire family.

Downstairs, you'll find an illegal basement suite with its own private entrance - perfect for various opportunities. This level boasts a spacious master bedroom with ample closet space, two additional bedrooms, a second 4-piece bathroom, a large family room, and a fully equipped kitchen. A dedicated utility room with washer and dryer adds to the suite's functionality.



Outside, enjoy the large backyardâ€”perfect for summer BBQs and family gatherings. The property also includes a single detached garage, ideal for those chilly winter mornings.

There are so many different usages of this property. LIVE UP AND RENT DOWN. Another use could be rent both up and down for now, and in the future (pending city approval) you could build an 8Plex.

Located in the heart of Forest Lawn, this home is close to shopping plazas, schools, public transit, many restaurants, and major roadwaysâ€”making it a convenient and well-connected place to call home.

Don't miss out on this fantastic opportunity. Whether you're looking for a family home or an investment property, this one checks all the boxes!

Built in 1959

**Essential Information**

MLS® #	A2212424
Price	\$529,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,043
Acres	0.13
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2428 36 Street Se
Subdivision	Forest Lawn

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0Y3

### Amenities

Parking Spaces	1
Parking	Alley Access, Garage Door Opener, Off Street, Secured, Single Garage Detached, Covered
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Interior Lot, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, City Lot
Roof	Asphalt
Construction	Concrete, Stucco, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	April 16th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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