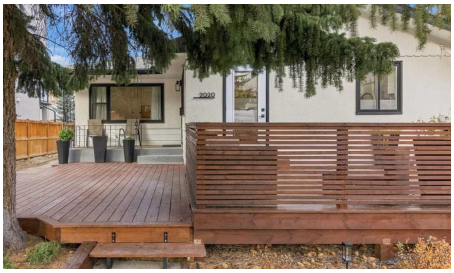
2020 36 Avenue SW

Calgary | Active | MLS® A2356446

$1,100,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1959**	**1,028 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

OPEN House Sat and Sun Nov. 7 & 8 from 2pm-4pmEnjoy the best of inner-city living in this beautifully reimagined 1950s bungalow, on an R-C2 lot 51'x90', ideally situated on a quiet, tree-lined street just steps from the shops, restaurants, cafés, parks and highly regarded schools of Marda Loop. Thoughtfully updated inside and out, this home blends timeless character with modern style. The inviting exterior features a cedar privacy wall, professional landscaping, updated lighting and a spacious front deck. Inside, a stunning custom kitchen with professional-grade stainless steel appliances is filled with natural south-facing light, while French doors provide seamless access to the sunny deck. Site-finished oak hardwood, new windows, doors, trim and paint, and professionally installed tile complete the main floor. Three generous bedrooms share a beautifully renovated designer bathroom featuring floor-to-ceiling subway tile, a floating walnut vanity and matte-black fixtures. The fully developed basement offers a separate entrance and complete additional living quarters, including two bedrooms and a full bathroom. An excellent mortgage helper, the current tenant would love to stay! Parking is plentiful with a single detached garage (sold as-is) plus a side parking pad accommodating up to three additional vehicles. The low-maintenance backyard features a gravel patio, raised vegetable garden and perennial beds. A fantastic opportunity to own a stylishly updated home in one of Calgary's most desirable inner-city communities!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356446
Bedrooms	5
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow

Total Living Area:	1,028 sq. ft.
Main Level Finished Area:	1,028 sq. ft.
Below Grade Finished Area:	1,104 sq. ft.
Acreage:	No
Lot Area:	4,606 sq. ft.
Lot Frontage:	51'7"
Lot Details:	51 ' W x 90 ' Deep , flat rectangular
Front Exposure:	South
Unit Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	4530AC
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	0
Water Supply:	Public
Sewer:	Public Sewer
Utilities:	Cable Available, Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Available, Sewer Connected
Garage:	Yes
Garage Spaces:	1
Parking:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Single Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Bar Fridge, Electric Stove, Microwave
Inclusions:	window coverings. light fixtures
Restrictions:	None Known
Main Floor	Bedroom · 13'3" × 12'2" ·
Main Floor	Bedroom · 11'3" × 10'2" ·
Main Floor	Bedroom · 10'2" × 9'10" ·
Main Floor	Dining Room · 8'5" × 6'10" ·
Main Floor	Kitchen · 12'6" × 10'2" ·
Main Floor	Living Room · 17'2" × 12'7" ·

Basement	Bedroom · 10'11" × 10'3" ·
Basement	Bedroom · 14'6" × 9'11" ·
Basement	Kitchenette · 106' × 10'11" ·
Basement	Game Room · 14'6" × 9'11" ·
Basement	Furnace/Utility Room · 15'10" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	French Door, Quartz Counters, Recessed Lighting, Separate Entrance
Exterior Features:	Garden, Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	City Lot, Few Trees, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2020-36-avenue-sw-calgary-a2356446/

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