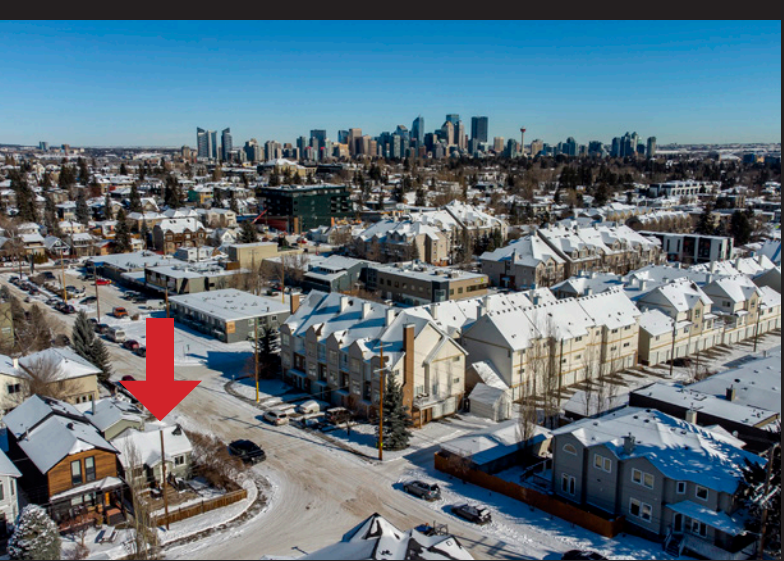


Welcome Home to

2002 36 AVE SW



Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

MLS: A1186726
Year Built: 1949
Subdivision: Altadore
Type: House
Arch Style: 1 and Half Storey
Taxes: \$2,936/2021
Size: 1,168.41 SqFt

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Awesome investment opportunity in Marda Loop! This is the ideal property for a young family or a first-time buyer. Live up and take advantage of potential additional income with the basement suite below. Situated on a great corner lot, this home will bring you better value than a townhouse or condo. The main floor has 2 bedrooms, a full bathroom, living room and kitchen. The upper level contains the master suite with 6 piece ensuite. The basement suite is 1 bedroom, 1 bathroom and has a convenient separate entrance. Enjoy warm summer evenings while strolling Marda Loop and all its amenities. Enjoy the local brewery and restaurants without the worry of a long ride home. Close to all amenities, schools and shopping. Quick access to Crowchild Tr & 14th Street. Walk to Mount Royal University.

