

WELCOME TO

36 CALDER CRESCENT

\$799,900

6255

SHANE BENNETT

WORK 867.669.2105

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ROOM SIZES

Living Room 11.9 X 24.3	Dining Room 13.10 X 11.10	Kitchen 10.9 X 11.11	Family Room 12.10 X 25.9		BATHS	3-4pc, 1-5pc Ensuite
Primary Bedroom 11.11 X 16.7	Bedroom 13.9 X 11.4	Bedroom 11.5 X 16.2	Bedroom 10.7 X 11.2		Storage	Basement
Sun Room 10.1 X 19.8				Make: Model: Serial #:	Foyer / Entry	Deck Yes X3

HEAT

INSULATION

BUILDING

LOT

Type OIL	Ceiling: R 40	Sq. Ft. 2772	Lot Size 7911
Annual Cost \$9,000.00	Walls: R 28	Age 1983	Garage
Litres Over	Floor: R	Lot 14 Block 516 Plan 1237 Unit	Parking Triple Paved++
Last 12 Mo. Approximate	Skirting: R		

SPECIAL FEATURES /FURNISHINGS:

Looking for a real estate investment that delivers serious income potential? Look no further! This versatile property generated approximately \$96,000 in 2024 from short-term rentals (Airbnb and Vrbo) on the upper two floors alone. Add in the tenant suite on the main floor, which can bring in an estimated \$30,000 annually, and you're looking at a high-performing income property or a spacious family home that has great supplemental rental assistance! From the curb, you're welcomed by a large paved driveway, mature trees, and a grassed front yard. As you walk around the property's exterior, you'll discover a fully fenced backyard with a spacious rear deck and a cozy firepit area, with a swimming pool, and plenty of room to host gatherings with friends, family, or even larger events!

Head up the front steps to the upper level and step onto the long deck, which is a perfect space for barbecuing or simply relaxing in the afternoon sun. Inside, the second level's living room stuns with vaulted ceilings, chandelier lighting, a beautiful fireplace surround, and oversized closets for all your outerwear. The kitchen is a true highlight, featuring stainless steel appliances (including a double convection oven), subway tile backsplash, ample counter and cupboard space, pot lighting, and a butcher block countertop peninsula – the perfect space for serving your guests. There's also room for a full dining table, which leads seamlessly into the sunroom retreat, complete with built-in seating, a hot tub, and skylights that flood the space with natural light. Back inside, this level also includes a spacious bedroom and a full bathroom for added convenience.

Upstairs, you'll find a four-piece bathroom, another spare bedroom, and the primary bedroom, which features its own fireplace and an ensuite bathroom with double vanity, soaker tub, stand-up shower, and in-floor heating. The primary bedroom also has a covered and private balcony, which is the perfect place for your morning coffee or evening read.

On the ground floor, the self-contained 1-bedroom tenant suite is thoughtfully designed with its own entrance, full kitchen, washer and dryer, pellet stove, and dedicated storage room.

Whether you're seeking a family home with income-generating potential or a high-performing investment property, this home truly checks all the boxes. Call or text Shane at (867) 446-1622 today for more details or to schedule a private showing!

Upgrades: New Hot Water Tank (2025) and Oil Tank (soon to be installed in 2025), and Roof (2010).

Price Includes: Fridge (X2), Stove (X2), Dishwasher, Microwave (X2), Washer (X2), Dryer (X2), all Window Coverings, Swimming Pool, and Hot Tub.

Current Pre-Sale Inspection Report on File and Furniture is Negotiable

FOUNDATION

Concrete To Bedrock

PROPERTY TAXES

Amount/yr	\$4593.30	2024
Tenure	Fee Simple	
Fees		
Area	Frame Lk South	

36 Calder Crescent, Yellowknife, NT

Main Building: Total Exterior Area Above Grade 2772.33 sq ft



Main Floor
Exterior Area 1009.62 sq ft



2nd Floor
Exterior Area 1042.13 sq ft



3rd Floor
Exterior Area 720.59 sq ft

PREPARED: 2025/05/29

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



