2027 37 Street SW
Calgary, Alberta

MLS # A2238324

$774,900

Division:	Glendale
Type:	Residential/House
Style:	Bungalow
Size:	996 sq.ft.
Age:	1954 (71 yrs old)
Beds:	5
Baths:	2
Garage:	Double Garage Detached
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Suite	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Built-in Features, See Remarks		

Inclusions: Lower Suite: Dishwasher, Microwave Hood Fan, Electric Stove, Fridge, Washer, Dryer, Window Coverings

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! This is a great opportunity for a 58’ x 100’ M-C1 zoned lot in Glendale! Situated along vibrant 37 Street, this extra-wide lot is zoned M-C1, allowing for various redevelopment opportunities, including townhomes and residential (subject to city approval). Neighbouring lots have been approved for 6 units each, with parking at the rear. This location is fantastically walkable—just 7 minutes to amenities, including a Shoppers Drug Mart, and 12 minutes to Westbrook Mall, with Safeway and Walmart providing all your daily essentials. Public transit is right on the doorstep, plus the Westbrook LRT is just a 12-minute walk away. This property is a fantastic buy-and-hold investment. The existing home is in great shape, featuring a 3-bed main floor and a 2-bed basement illegal suite—both with their own in-suite laundry. The upper home has been renovated and is in excellent condition. Both units are currently rented to great tenants for over $3,000/month in combined earnings, allowing for additional rental income while you do up plans and get the permits for development. Seize this prime redevelopment opportunity in a thriving community—don’t miss your chance to invest in one of Calgary’s most desirable inner-city neighbourhoods! Reach out today for more information.