



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2039 37 Avenue SW
Calgary, Alberta**

MLS # A2239105



\$1,249,900

Division:	Altadore		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,904 sq.ft.	Age:	1953 (72 yrs old)
Beds:	6	Baths:	3
Garage:	Additional Parking, Alley Access, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance		

Inclusions: Electric stove in the basement

Welcome to the beautiful and desirable Altadore, one of inner Calgary's most sought-after neighbourhoods. This RC-G zoned lot is ideally situated close to downtown and all amenities, presenting an exceptional investment opportunity. Whether you're considering redevelopment or seeking immediate rental income with some upgrades, this property is perfect. It boasts 6 bedrooms, 3 bathrooms, a separate entrance, and plenty of parking. Opportunities like this are rare, so don't miss your chance to act now!