



GRASSROOTS
REALTY GROUP

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2619 37 Street SW
Calgary, Alberta

MLS # A2241038



\$689,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,161 sq.ft.	Age:	1956 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, City Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Basement Freezer, Basement Refrigerator, Storage Shed. All appliances "as is".

This classic 3-bedroom bungalow is a great opportunity for the right buyer. It offers tremendous redevelopment potential and is ideally located with easy access to public transit, and within walking distance to shopping, restaurants, and essential services. Everything you need is just steps away! Designed for family living with spacious bedrooms featuring beautiful hardwood flooring, a large Living Room with adjoining formal Dining area, and a bright, functional Kitchen. The Basement was developed with a large Family Room, two additional guest bedrooms, lots of storage space, and a unique cedar closet.. Enjoy the private, fully fenced and landscaped yard with a large storage shed and detached garage—perfect for a workshop or extra storage. This home is being sold as-is and is an excellent opportunity to invest in an established yet transforming inner-city community. Bring your vision—this is an opportunity you don't want to miss!