



GRASSROOTS
REALTY GROUP

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

2423 37 Street SW
Calgary, Alberta

MLS # A2242369



\$725,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Natural Woodwork, Separate Entrance, Storage		

Inclusions: N/A

Located in the vibrant, established community of Glendale, this classic 1950s bungalow sits on a rare 55x100 M-C1 zoned lot along tree-lined 37th Street—offering timeless charm and incredible potential. In a neighbourhood already embracing modern transformation, there are several redevelopments on the block, including a striking 6-plex next door. The lot's elevated front yard adds privacy and presence, and excavation has already been done on one side to accommodate a walk-out entrance—saving time and cost for future development plans. Whether you build now or hold, the existing 1950s bungalow is well maintained and full of character, featuring refinished hardwood floors, an updated main bath, and a spacious main level with large living room, numerous picture windows, and a bright kitchen with butcher block counters and stainless appliances. Three bedrooms up, including a king-sized primary, plus a finished lower level with 4th bedroom, rec room with wet bar, laundry area, 3-piece bath, and a versatile, expandable layout. With a full-length deck, south-facing garden space, and off-street parking for three (Including a single detached garage), this property offers opportunity in a sought-after location, for developers and families alike!