



GRASSROOTS
REALTY GROUP

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2615 37 Street SW
Calgary, Alberta

MLS # A2264249



\$722,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,020 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	MU-1 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions:	N/A
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Excellent investment or redevelopment opportunity in the highly sought-after inner-city community of Glendale! This 5,490 sq. ft. MU-1 zoned lot offers exceptional versatility for investors, developers, or buyers looking to live up and rent down. The main floor features three bedrooms and a full bath, while the lower (illegal) suite includes two bedrooms, a full bath, and shared laundry with additional storage. When fully occupied, rental income was approximately \$1,600/month upstairs, \$1,400/month downstairs (shared utilities), and \$300/month for the double detached garage. Both suites are currently vacant—providing quick possession and flexibility to set new rents or move forward with redevelopment plans. Ideally located close to schools, parks, shopping, transit, and with easy access to downtown, this property presents strong upside potential in one of Calgary’s most desirable inner-city neighbourhoods.