



**GRASSROOTS**  
REALTY GROUP

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

**1116 37 Street SE**  
**Calgary, Alberta**

**MLS # A2270658**



**\$509,900**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,100 sq.ft.	<b>Age:</b>	1957 (68 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Garage Faces R		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** NONE

INVESTOR ALERT, 3 LEASES, 5 GARAGE SPACES, some are tandem, , EXCELLENT REVENUE, ALL TENANTS ARE ESTABLISHED AND WANT TO STAY. Don't wait. This is a rare type of property. If you like to work on cars or workshop, and want the garages for yourself and rent the house, or keep it the way it is. ZONING R-C2, PERFECT HOLDING PROPERTY. (R-CG zoning in Calgary allows for a variety of housing types, including rowhouses and duplexes, promoting more diverse and efficient land use in residential areas) The main floor has been updated, with granite counters, maple cabinets, hard wood flooring. Bath has been updated, clean and neat tenant. Everyone is month to month if you chose to move in. needs 24 hrs notice.