



**3027 37 Street SW
Calgary, Alberta**

MLS # A2290169



\$700,000

Division:	Glenbrook		
Type:	Residential/House		
Style:	Bungalow		
Size:	962 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Separate Entrance		

Inclusions: NA

Exceptional investment opportunity! This legally suited bungalow sits on a prime 50-ft lot with MC1 zoning, offering outstanding flexibility for redevelopment or long-term holding. Featuring separate entrances and generating over \$3,000 per month in rental income, this property delivers immediate cash flow with strong upside potential. Surrounded by infill developments selling for \$512.43 per square foot, the area demonstrates proven value and continued growth. Whether you're looking for a fabulous holding property with stable income or planning your next infill project, this lot presents amazing opportunities in a highly desirable location. Secure cash flow today and capitalize on future appreciation tomorrow — an investor's dream with both stability and scalability.