



**3452 37 Street SW**  
**Calgary, Alberta**

**MLS # A2294567**



**\$735,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry    |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,044 sq.ft.           | <b>Age:</b>   | 1953 (73 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Single Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.15 Acre              |               |                   |
| <b>Lot Feat:</b> | Reverse Pie Shaped Lot |               |                   |

|                    |                 |                   |      |
|--------------------|-----------------|-------------------|------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Hardwood        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home |                   |      |

**Inclusions:** N/A

**FIRST TIME ON MARKET & GREAT INVESTMENT OPPORTUNITY!** This R-CG, 85x101 ft corner lot has very good commercial potential. Situated on 37 St. SW and steps from Richmond Road, two of the most popular streets in Killarney. With a strip mall across the street and a bus stop in front and on the side, this home has the most potential for commercial redevelopment than any other house in the area. With room for 6 vehicles in the back, this property would make a great office space for a small company. As you step inside to the main floor, you'll enjoy an expansive living/dining area with hardwood flooring throughout, and tile in kitchen kitchen. Furnace was replaced in 2020 & Hot water tank 2019, the rest of the house is in original condition. You'll find 3 spacious bedrooms and 4pc bath on the main floor plus access to the rear yard and detached single garage. Whether you're looking to move in, invest, or explore redevelopment opportunities, this rare oversized lot in a sought-after community offers endless potential. Prime location just steps from parks, schools, shopping, and with easy access to Mount Royal University, the new ring road and downtown Calgary.