



**2023 37 Street SW
Calgary, Alberta**

MLS # A2152525



\$750,000

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,310 sq.ft.	Age:	1954 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Single Garage Detached, Stall		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage, Wood Windows		

Inclusions: n/a

ATTENTION BUILDERS, DEVELOPERS and INVESTORS: an opportunity awaits in sought-after Glendale, just steps from bustling 17th Avenue in Calgary's vibrant inner city. A significant development play is offered here with M-C1 zoning and it positions this property for builders and developers looking to capitalize on Calgary's flourishing real estate market. The possibilities are endless with this high exposure, 58' x 100' lot featuring a west facing back yard. This area is booming with extensive new development under way due to the high demand for affordable housing. The 1954 original bungalow has 1,300 SF, 2+2 bedrooms, 2 baths, den/sunroom, single detached garage, developed basement and has access to a host of many essential amenities: LRT/transit, main travel corridors, shopping, schools, parks, restaurants, golf and so much more! A great opportunity to own this valuable property! View today!