



THE
A-TEAM

**RE/MAX
FIRST**

2005 37 Street #4, Calgary T3E 3A5

MLS® #: **A2139334**

Area: **Glendale**

Listing Date: **06/07/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2018**

Finished Floor Area

Abv Sqft: **1,891**

Low Sqft:

Ttl Sqft: **1,891**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

21

Layout

Beds: **2 (2)**

Baths: **2.5 (2 1)**

Style: **3 Storey**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Views**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stucco,Wood Siding**
Flooring: **Carpet,Concrete,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer**
Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	12`7" x 15`11"	2pc Bathroom	Upper	
Office	Upper	16`5" x 32`8"	Kitchen	Upper	10`7" x 12`9"
4pc Ensuite bath	Second	0`0" x 0`0"	4pc Ensuite bath	Second	
Bedroom	Second	16`5" x 12`4"	Bedroom - Primary	Second	16`5" x 17`8"
Storage	Basement	10`0" x 16`3"	Furnace/Utility Room	Basement	5`7" x 16`4"

Condo Fee:
\$285

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1 f2.2h14

Legal Desc: **1912217**

Remarks

Pub Rmks: **Welcome to a unique mixed-use opportunity in the heart of Glendale! This turn-key townhome seamlessly combines the comforts of residential living with the convenience of a versatile business space. Whether you're looking for a stylish home, a thriving business location, or the perfect blend of both, this property has it all. The first floor welcomes you with a spacious lobby/foyer featuring a massive window that floods the space with natural light. Ascend to the second storey, where a contemporary open floor plan awaits. This area harmoniously integrates a commercial space/living room with a modern kitchen, providing the ideal environment for business operations or a vibrant living area. A convenient 2-piece bathroom adds to the functionality of this level. The third storey features two spacious bedrooms/offices, each boasting a private 4-piece ensuite. The thoughtful layout ensures privacy and comfort for both residents and potential business clients. Take in the breathtaking views of downtown Calgary from your private rooftop patio. This exclusive space provides the perfect setting for entertaining guests or enjoying quiet moments with a picturesque backdrop. The basement serves as an excellent storage space, ensuring that you have all the room you need to keep your living and business areas clutter-free. This property's current permitted use is medical and is located only minutes away from incredible amenities including Westbrook Mall, Westbrook LRT station, schools, and more! Don't miss the chance to make this rare townhome opportunity your home and business haven. Book your showing today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













