

2023 37 Street, Calgary T3E 3A5

MLS® #: **A2152525** Area: **Glendale** Listing Date: **07/26/24** List Price: **\$729,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1954**  
Lot Information  
 Lot Sz Ar: **5,791 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,310**  
 Low Sqft:  
 Ttl Sqft: **1,310**

DOM

**52**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot**  
 Park Feat: **Alley Access,Single Garage Detached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Concrete,Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsm: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Laminate Counters,Storage,Wood Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`3" x 4`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`9" x 13`7"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>8`7" x 13`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`5" x 15`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`4" x 17`0"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`0" x 22`11"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`7" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>21`11" x 9`3"</b>	<b>Family Room</b>	<b>Basement</b>	<b>12`3" x 17`6"</b>

<b>Laundry Storage</b>	<b>Basement</b>	<b>12`0" x 5`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`8" x 21`9"</b>
	<b>Basement</b>	<b>10`4" x 8`11"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>14`10" x 9`6"</b>
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>M-C1</b>
Legal Desc:	<b>2860GR</b>

Remarks

Pub Rmks:	<b>NEW PRICE!!! 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 potential 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!</b>
Inclusions:	<b>n/a</b>
Property Listed By:	<b>RE/MAX First</b>

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