



THE
A-TEAM

**RE/MAX
FIRST**

2407 37 Street, Calgary t2b 0z1

MLS®#: **A2165017**

Area: **Forest Lawn**

Listing Date: **09/12/24**

List Price: **\$619,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1959**
Lot Information
Lot Sz Ar: **6,167 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,076**
Low Sqft:
Ttl Sqft: **1,076**

DOM

47
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Electric Stove,Refrigerator**
Int Feat: **Bar,Ceiling Fan(s),Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`7" x 6`7"	Bedroom	Main	11`2" x 10`3"
Bedroom	Main	10`0" x 10`3"	Bedroom - Primary	Main	12`3" x 11`3"
Living Room	Main	12`8" x 17`6"	Kitchen	Main	10`1" x 9`1"
4pc Bathroom	Basement	6`1" x 6`11"	Eat in Kitchen	Basement	6`2" x 3`10"
Kitchen	Basement	12`0" x 8`2"	Bedroom	Basement	9`7" x 9`11"

Bedroom	Basement	11`4" x 12`0"	Cold Room/Cellar	Basement	11`9" x 5`4"
Laundry	Basement	9`4" x 15`9"	Living Room	Basement	14`5" x 21`0"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **267HP**

Zoning: **R-CG**

Remarks

Pub Rmks: **This is an amazing opportunity to purchase a turnkey investment that offers versatility and endless possibilities for an Investor, First Time Home Buyer or Developer! This property is situated south of International Avenue on an RC-G lot that measures 48.9 x 125, plus it has its own back lane which is a plus for redevelopment. This residence offers multi-faceted investment possibilities as it also has an illegal suite! Imagine the possibilities - you can apply for a Development Permit to build a 4-PLEX with legal suites, a total of 8 residences (Subject to City of Calgary Approval of course). If you are not ready to build yet, you can purchase this residence as a holding property and rent it in the interim. The existing bungalow offers the upmost curb appeal as its placed on a stunning tree line street, just steps from schools and the amenities of 17th avenue. This bungalow offers more than 2100 square feet of developed living space, a large footprint which ensures space for the entire family or a high monthly return as a rental! From the moment you walk in, you will be impressed by the natural light throughout this home. The kitchen is a bright timeless white with tile flooring, ample cabinetry and an eat in island. Off the kitchen you have a dining nook adorned with natural light from the east facing views, a perfect place to enjoy your morning coffee. Down the hall your spacious family room awaits family game nights. The main level has three generous bedrooms and a sleek all white four-piece bath. The illegal basement suite has a separate entrance, here you will be impressed by the open concept living space. The kitchen has a window and plenty of cabinetry, new appliances will be needed. The kitchen opens unto a bar area and family room. This lower-level suite has two full-sized bedrooms (that require egress windows), a four-piece bath, laundry and a cold room. This property has a newer roof and water tank (within seven years) and plaster walls which is a higher quality upgrade than conventional drywall. Outside your family or your tenants will love the concrete patio that encompasses the entire width of the home, a perfect space to entertain. The backyard features a back lane with a double detached garage and a RV parking pad. This property is sold as-is, where-is, giving you an opportunity to create the investment that is right for you. Forest Lawn is a blossoming area with close proximity to downtown and the area has recently experienced an influx of investment including infrastructure upgrades and revitalization projects. From here you can enjoy easy access to amenities, transit, shopping and schools. With downtown just minutes away this property presents excellent long-term potential with immediate rental income potential and future development opportunities.**

Inclusions: **N/A**
 Property Listed By: **Real Estate Professionals Inc.**

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









