



THE A-TEAM

RE/MAX FIRST

2235 37 Street, Calgary T3E 3A5

MLS®#: A2175602 Area: Glendale Listing 10/26/24 List Price: \$1,070,000
Status: Active County: Calgary Change: -\$40k, 12-Dec Association: Fort McMurray



General Information

Prop Type: Land Residential Land
Sub Type: Calgary
City/Town: Calgary
Year Built: 0
Lot Information
Lot Sz Ar: 6,996 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 0
Low Sqft:
Ttl Sqft:

DOM
56
Layout
Beds: 0
Baths: 0.0 (0 0)
Style:
Parking
Ttl Park: 0
Garage Sz:

Access:
Lot Feat:
Park Feat:

Utilities and Features

Roof: Construction:
Heating: Flooring:
Sewer: Water Source:
Ext Feat: Fnd/Bsmt:
Kitchen Appl:
Int Feat:
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Fee Simple Zoning: M-C1
Legal Desc: 2860GR

Remarks

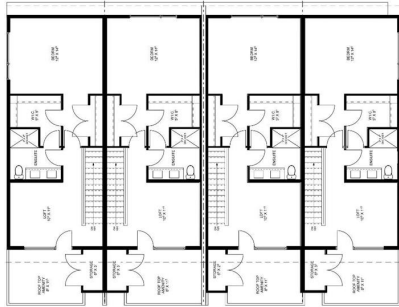
Pub Rmks: GOLDEN OPPORTUNITY!!! NO NEED TO WAIT!!! DEVELOPMENT PERMIT APPROVED, SHOVEL READY, GO DIRECT! CMHC MLI SELECT ELIGIBLE, R-CG CORNER LOT, 7000 sqft, 8 LEGAL SUITES, ATTENTION BUILDERS and INVESTORS!!!
Inclusions: N/A

Property Listed By:

Melcom Realty LTD.

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

SECOND FLOOR AREA



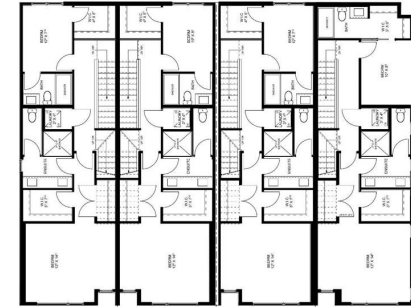
UNIT D UNIT C UNIT B UNIT A

LOWER FLOOR AREA



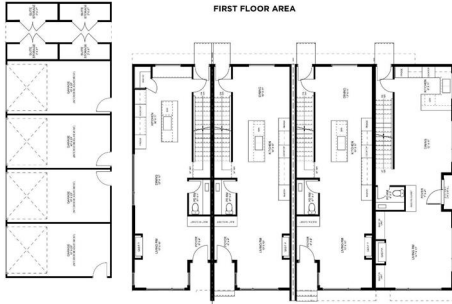
UNIT D UNIT C UNIT B UNIT A

SECOND FLOOR AREA



UNIT D UNIT C UNIT B UNIT A

FIRST FLOOR AREA



UNIT D UNIT C UNIT B UNIT A

