

\$1,148,800 - 1427 37 Street Sw, Calgary

MLS® #A2031880

\$1,148,800

0 Bedroom, 0.00 Bathroom,
Commercial on 0.14 Acres

Rosscarrock, Calgary, Alberta

Attention smart investors, opportunity is knocking!

Great development potential. A 4-plex with three 2-bedroom apartments and one 1-bedroom apartment, located right across from the Westbrook Mall in the sought-after community of Rosscarrock, Right on 37 Street SW, a block north of 17th Avenue. Near Rosscarrock LRT Station and the newly opened library (walking distance), minutesâ€™ drive to downtown. Close to parks, shopping, and all amenities. Laundry is in suite. Currently, all 4 units are rented with combined rent of \$5550/month. Tenants would like to stay after ownership changes.



Built in 1960

Essential Information

MLS® #	A2031880
Price	\$1,148,800
Sold Price	\$1,060,000
Bathrooms	0.00
Acres	0.14
Year Built	1960
Type	Commercial
Sub-Type	Multi Family
Status	Sold

Community Information

Address	1427 37 Street Sw
Subdivision	Rosscarrock
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1S6

Amenities

Parking Spaces	4
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Interior

Heating	Baseboard
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Exterior

Roof	Asphalt Shingle
Construction	Asphalt

Additional Information

Date Listed	March 13th, 2023
Date Sold	August 11th, 2024
Days on Market	516
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Homecare Realty Ltd.
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