

\$729,900 - 2023 37 Street Sw, Calgary

MLS® #A2152525

\$729,900

4 Bedroom, 2.00 Bathroom, 1,310 sqft

Residential on 0.13 Acres

Glendale, Calgary, Alberta

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!

Built in 1954

Essential Information

MLS® #	A2152525
Price	\$729,900
Sold Price	\$715,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	1,310
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2023 37 Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A5

Amenities

Parking Spaces	2
Parking	Alley Access, Single Garage Detached, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, Storage, Wood Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	September 27th, 2024

Days on Market	63
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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