

\$1,000,000 - 2204 37 Street Sw, Calgary

MLS® #A2152624

\$1,000,000

3 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Incredible investment opportunity in the bustling community of Killarney. This 50' x 120' corner lot comes with an immaculate bungalow that has been updated over the years, and is an ideal revenue generating property as you await future redevelopment. Zoned M-C1 with tons of potential. The existing home sits on a cinder block foundation and comes with beautifully refinished hardwood flooring, loads of natural light, and a large concrete patio and spacious deck. An oversized detached single garage allows for additional storage capacity. Conveniently commute to downtown in minutes, or check out the endless parks and amenities surrounding this desirable inner city neighborhood.

Built in 1953

Essential Information

MLS® #	A2152624
Price	\$1,000,000
Sold Price	\$1,020,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.14
Year Built	1953
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Sold

Community Information

Address	2204 37 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A7

Amenities

Parking Spaces	4
Parking	Driveway, Oversized, Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	July 26th, 2024
Date Sold	July 28th, 2024
Days on Market	2
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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