

# \$575,000 - 2001 37 Street Se, Calgary

MLS® #A2173118

**\$575,000**

4 Bedroom, 2.00 Bathroom, 1,208 sqft

Residential on 0.14 Acres

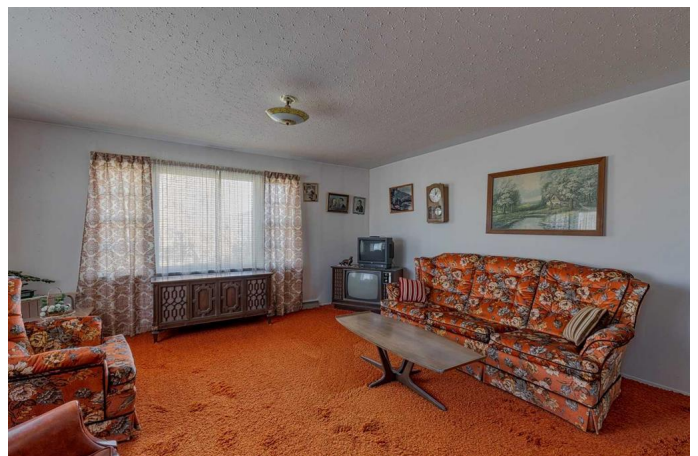
Forest Lawn, Calgary, Alberta

AN INCREDIBLE OPPORTUNITY for investors, builders, and developers! This original bungalow sits on an oversized 50ft x 126ft corner lot with a back lane. Perfect for anyone interested in developing multifamily housing with city approval! The existing property is a charming, immaculately maintained 4 bedroom, 2 bath home with ample living space, plenty of storage, and bright, sunny windows throughout. The illegal suite comes with its own kitchenette and walk-up separate entrance, providing an excellent opportunity for some extra rental income. The property also comes with fantastic parking, including an attached single garage, detached single, gated carport, and a long driveway at the front of the property. Close to 17th Avenue, Downtown Calgary, Deerfoot Trail, The Calgary Zoo, Telus Spark, the Calgary Stampede, parks, playgrounds, schools and tons of shopping! The potential for growth and return on investment is HUGE!

Built in 1958

## Essential Information

MLS® #	A2173118
Price	\$575,000
Sold Price	\$575,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,208
Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	2001 37 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0Y6

### Amenities

Parking Spaces	6
Parking	Carport, Driveway, Single Garage Attached, Single Garage Detached

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Space Heater
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	October 15th, 2024
Date Sold	October 17th, 2024

Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Landan Real Estate
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