

\$725,000 - 2423 37 Street Sw, Calgary

MLS® #A2242369

\$725,000

4 Bedroom, 2.00 Bathroom, 1,126 sqft

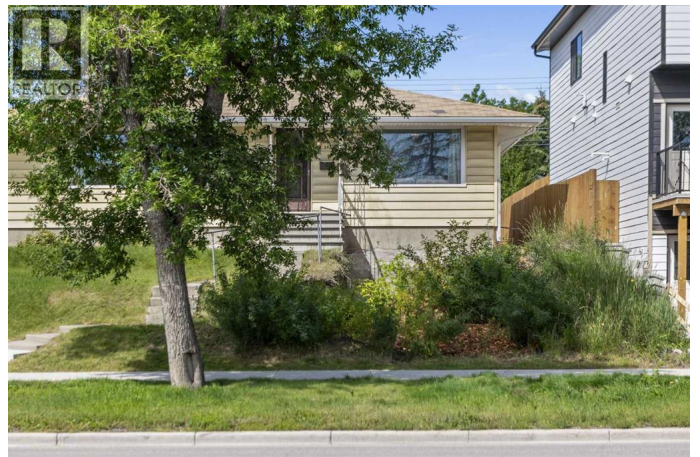
Single Family on 0.13 Acres

Glendale, Calgary, Alberta

Located in the vibrant, established community of Glendale, this classic 1950s bungalow sits on a rare 55x100 M-C1 zoned lot along tree-lined 37th Street offering timeless charm and incredible potential. In a neighbourhood already embracing modern transformation, there are several redevelopments on the block, including a striking 6-plex next door. The lot's elevated front yard adds privacy and presence, and excavation has already been done on one side to accommodate a walk-out entrance saving time and cost for future development plans. Whether you build now or hold, the existing 1950s bungalow is well maintained and full of character, featuring refinished hardwood floors, an updated main bath, and a spacious main level with large living room, numerous picture windows, and a bright kitchen with butcher block counters and stainless appliances. Three bedrooms up, including a king-sized primary, plus a finished lower level with 4th bedroom, rec room with wet bar, laundry area, 3-piece bath, and a versatile, expandable layout. With a full-length deck, south-facing garden space, and off-street parking for three (Including a single detached garage), this property offers opportunity in a sought-after location, for developers and families alike! (id:6289)

Built in 1954

Essential Information



Listing #	A2242369
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,126
Acres	0.13
Year Built	1954
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2423 37 Street Sw
Subdivision	Glendale
City	Calgary
Province	Alberta
Postal Code	T3E3A8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Gas BBQ Hookup
Parking Spaces	3
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Dishwasher, Dryer, Microwave, Garburator, Oven - Built-In
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

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