



3452 37 Street SW Calgary, Alberta

MLS # A2267660



\$790,000

Division:	Killarney/Glengarry					
Type:	Residential/Hou	ıse				
Style:	Bungalow					
Size:	1,044 sq.ft.	Age:	1953 (72 yrs old)			
Beds:	3	Baths:	1			
Garage:	Single Garage Detached					
Lot Size:	0.15 Acre					
Lot Feat:	Reverse Pie Sh	aped Lot				

Floors:HardwoodSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Wood FrameZoning:R-CGFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Full LLD: - Exterior: Wood Frame Zoning: R-CG	Floors:	Hardwood	Sewer:	-
Exterior: Wood Frame Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
-	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Wood Frame	Zoning:	R-CG
	Foundation:	Poured Concrete	Utilities:	-

Features: No Smoking Home

Inclusions:

N/A

GREAT OPPORTUNITY to own a home in the desirable INNER CITY neighborhood of Killarney. First time on the market, situated on 85Ft Wide Corner Lot With R-CG Zoning presents an exceptional redevelopment opportunity as the area has many new builds. As you step inside to the main floor, you' Il enjoy an expansive living/dining area with hardwood flooring, kitchen, and updated windows. You' Il find 3 spacious bedrooms and 4pc bath on the main floor plus access to the rear yard and detached single garage. Whether you're looking to move in, invest, or explore redevelopment opportunities, this rare oversized lot in a sought-after community offers endless potential. Prime location just steps from parks, schools, shopping, and with easy access to Mount Royal University, the new ring road and downtown Calgary.