

2024 37 Street SW
Calgary, Alberta

MLS # A2170707



\$925,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	973 sq.ft.	Age:	1953 (71 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	MC-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

An exceptional redevelopment opportunity awaits at this MC-1 zoned property, offering prime potential for low-rise multi-residential development. Ideally suited for a small apartment complex, this lot supports a range of residential forms, including townhouses and low-profile apartments up to 14 meters in height. Located in the thriving community of Killarney, the property is close to essential amenities, public transit, parks, and shopping—making it highly attractive to prospective tenants. Currently, the property includes an illegal suite and a spacious oversized double garage, offering immediate rental income potential while planning for future redevelopment. This is a rare chance to secure a revenue-generating asset with long-term development possibilities in a sought-after neighbourhood.