

3452 37 Street SW
Calgary, Alberta

MLS # A2267660



\$790,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
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 Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
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'll enjoy an expansive living/dining area with hardwood flooring, kitchen, and updated windows. You'll 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.