

# \$774,900 - 2027 37 Street Sw, Calgary

MLS® #A2238324

**\$774,900**

5 Bedroom, 2.00 Bathroom, 996 sqft  
Residential on 0.13 Acres

Glendale., Calgary, Alberta

ATTENTION BUILDERS, DEVELOPERS, & INVESTORS! This is a great opportunity for a 58' x 100' M-C1 zoned lot in Glendale! Situated along vibrant 37 Street, this extra-wide lot is zoned M-C1, allowing for various redevelopment opportunities, including townhomes and residential (subject to city approval). Neighbouring lots have been approved for 6 units each, with parking at the rear. This location is fantastically walkable—just 7 minutes to amenities, including a Shoppers Drug Mart, and 12 minutes to Westbrook Mall, with Safeway and Walmart providing all your daily essentials. Public transit is right on the doorstep, plus the Westbrook LRT is just a 12-minute walk away. This property is a fantastic buy-and-hold investment. The existing home is in great shape, featuring a 3-bed main floor and a 2-bed basement illegal suite—both with their own in-suite laundry. The upper home has been renovated and is in excellent condition. Both units are currently rented to great tenants for over \$3,000/month in combined earnings, allowing for additional rental income while you do up plans and get the permits for development. Seize this prime redevelopment opportunity in a thriving community—don't miss your chance to invest in one of Calgary's most desirable inner-city neighbourhoods! Reach out today for more information.

Built in 1954



## Essential Information

MLS® #	A2238324
Price	\$774,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	996
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	2027 37 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A5

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 9th, 2025
Days on Market	7
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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