



2215 37 Street SW
Calgary, Alberta

MLS # A2308381



\$699,900

Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,158 sq.ft.	Age:	1954 (72 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Exceptional opportunity in the heart of Glendale! Situated on a large 58' x 100' lot with MC1 zoning, this bungalow offers excellent potential for redevelopment, investment, or long-term holding. Ideally located on 37 Street SW near 17 Avenue, the property provides quick access to transit, Westbrook LRT, shopping, restaurants, schools, parks, Mount Royal University, Glenmore Trail and downtown Calgary. The home is in mostly original condition and offers great flexibility for investors, developers, or a buyer looking to live in the property. The bright main floor features a spacious living and dining area with original hardwood flooring, large windows that fill the space with natural light, a functional kitchen, three generous bedrooms, and a full 4-piece bathroom. The developed lower level includes an additional bedroom, large family room, laundry area, and ample storage space. Outside, enjoy the private fully fenced yard, detached single garage, storage shed, and additional rear parking — ideal for tenants, future redevelopment, or added convenience. Surrounded by ongoing infill development in one of Calgary's sought-after inner-city communities, this property offers exceptional versatility and long-term potential. Whether you're looking to move in, renovate, invest, rent, or redevelop, this is a rare opportunity in a prime location.