



**3019 37 Street SW**  
**Calgary, Alberta**

**MLS # A2318827**



**\$740,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1957 (69 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home		

**Inclusions:** N/A

Land, location, and a rare triple garage. This is the inner-city opportunity builders and investors keep waiting for, on the leading edge of Glenbrook where the community meets Killarney along 37 Street SW. Set on a generous, well-established lot, this is a property where the land and location carry the long-term value, with real redevelopment upside for the right buyer. Sitting on the Glenbrook side of 37 Street keeps you right in the inner city, with the mature feel Glenbrook is known for. In the meantime, the 1957 brick bungalow has been lovingly cared for and is in fantastic condition, comfortable to live in today and an easy one to hold or rent while you plan. The main floor offers three bedrooms, a bright living room, a spacious eat-in kitchen, and a full bath. Downstairs, the fully developed basement adds a fourth bedroom, a large family room, a bar, a 3-piece bath, and generous storage. The standout is the oversized triple detached garage, with three separate bays each behind its own door, a genuine rarity for the area and a real draw for tenants, trades, or anyone who needs room for vehicles, a workshop, or hobby space. The fully fenced backyard rounds it out with raised garden beds. Minutes from schools, Westhills shopping, Marda Loop, Mount Royal University, parks, and transit, with quick access downtown and out to the mountains. Homes on lots like this, with a garage like this, do not come up often. Build it, hold it, or invest. Bring your vision.