



## 2024 37 Street Calgary Alberta

\$925,000

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. (id:6769)

Kitchen 19.16 Ft x 11.91 Ft

Living room 22.34 Ft x 11.52 Ft

Primary Bedroom 11.25 Ft x 10.66 Ft

Bedroom 11.22 Ft x 10.24 Ft

4pc Bathroom 7.15 Ft x 6.43 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



See

**Mirror**

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