



2407 37 Street Calgary Alberta

\$619,000

This is an amazing opportunity to purchase a turnkey investment that offers versatility and endless possibilities for an Investor, First Time Home Buyer or Developer! This property is situated south of International Avenue on an RC-G lot that measures 45 x 125, plus it has its own back lane which is a plus for redevelopment. This residence offers multi-faceted investment possibilities as it also has an illegal suite! Imagine the possibilities - you can apply for a Development Permit to build a 4-PLEX with legal suites, a total of 8 residences (Subject to City of Calgary Approval of course). If you are not ready to build yet, you can purchase this residence as a holding property and rent it in the interim. The existing bungalow offers the upmost curb appeal as its placed on a stunning tree line street, just steps from schools and the amenities of 17th avenue. This bungalow offers more than 2100 square feet of developed living space, a large footprint which ensures space for the entire family or a high monthly return as a rental! From the moment you walk in, you will be impressed by the natural light throughout this home. The kitchen is a bright timeless white with tile flooring, ample cabinetry and an eat in island. Off the kitchen you have a dining nook adorned with natural light from the east facing views, a perfect place to enjoy your morning coffee. Down the hall your spacious family room awaits family game nights. The main level has three generous bedrooms and a sleek all white four-piece bath. The illegal basement suite has a separate entrance, here you will be impressed by the open concept living space. The kitchen has a window and plenty of cabinetry, new appliances will be needed. The kitchen opens unto a bar area and family room. This lower-level suite has two full-sized bedrooms (that require egress windows), a four-piece bath, laundry and a cold room. Th...

- 4pc Bathroom 6.08 Ft x 6.92 Ft
- Eat in kitchen 6.17 Ft x 3.83 Ft
- Kitchen 12.00 Ft x 8.17 Ft
- Bedroom 9.58 Ft x 9.92 Ft
- Bedroom 11.33 Ft x 12.00 Ft
- Cold room 11.75 Ft x 5.33 Ft

- Living room 14.42 Ft x 21.00 Ft
- 4pc Bathroom 7.58 Ft x 6.58 Ft
- Bedroom 11.17 Ft x 10.25 Ft
- Bedroom 10.00 Ft x 10.25 Ft
- Primary Bedroom 12.25 Ft x 11.25 Ft
- Living room 12.67 Ft x 17.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
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Mirror

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Laundry room 9.33 Ft x 15.75 Ft

Kitchen 10.08 Ft x 9.08 Ft