



## 3016 37 Street Calgary Alberta

\$699,000

M-C1 Zoned property for potential future development. Bungalow with 3 bedrooms & bathroom located in the desirable SW inner-city community of Killarney. Double Detached Garage and room to RV park or park 2-3 cars outside parking spaces behind the house. The illegal basement is developed with two Bedrooms and a bathroom, a kitchen, and a separate Washer and Dryer. This is a great revenue property. Close to schools (only a 5-minute walk to Holy Name School), parks, shopping, public transit, Close to MRU- University and downtown. This is a great property to hold for future revenue generation. (id:6769)

Family room 20.75 Ft x 11.33 Ft

4pc Bathroom 7.42 Ft x 4.58 Ft

Bedroom 12.58 Ft x 11.33 Ft

Bedroom 9.33 Ft x 9.33 Ft

Kitchen 14.00 Ft x 10.50 Ft

Primary Bedroom 11.58 Ft x 11.25 Ft

Bedroom 11.25 Ft x 9.75 Ft

Bedroom 9.42 Ft x 10.75 Ft

Living room 21.33 Ft x 12.33 Ft

Kitchen 9.17 Ft x 11.17 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Dining room 8.67 Ft x 6.67 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca

**RE/MAX**  
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