



## 2012 37 Street Calgary Alberta

\$599,900

Excellent turnkey investment opportunity in southeast Calgary! This detached home sits on a spacious 50x126 RC-G lot, offering amazing potential for redevelopment or rental income. The main level features three bedrooms and was updated in 2021 with new flooring, cabinets, quartz countertops, and bathroom renovations. The legal secondary suite with a separate entrance provides flexibility for rental income or extended family living, with two additional bedrooms, an office/den, and a newly renovated bathroom in 2023. There is ample parking available as the property includes an oversized double detached garage and a large driveway. The roof of the home and garage were replaced in 2021. Forest Lawn is an up-and-coming area in Calgary, currently experiencing revitalization and attracting investments, making it a prime location for long-term growth. Conveniently located near downtown Calgary, public transit, Deerfoot Trail, and local amenities, this property is ideal for investors or homeowners seeking income potential. (id:6769)

4pc Bathroom 7.58 Ft x 6.58 Ft

Bedroom 10.08 Ft x 10.67 Ft

Bedroom 10.08 Ft x 10.33 Ft

Foyer 10.58 Ft x 5.17 Ft

Kitchen 13.58 Ft x 16.50 Ft

Living room 13.58 Ft x 14.33 Ft

Laundry room 2.58 Ft x 4.50 Ft

Primary Bedroom 13.42 Ft x 9.50 Ft

4pc Bathroom 7.17 Ft x 7.17 Ft

Bedroom 11.92 Ft x 12.58 Ft

Kitchen 6.58 Ft x 12.50 Ft

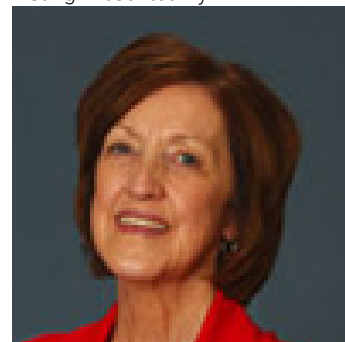
Living room 11.25 Ft x 12.50 Ft

Primary Bedroom 12.08 Ft x 12.67 Ft

Office 7.50 Ft x 9.25 Ft

Furnace 10.83 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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**REALTY**

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca