



# 2023 37 Street Calgary Alberta

\$750,000

ATTENTION BUILDERS, DEVELOPERS and INVESTORS: an opportunity awaits in sought-after Glendale, just steps from bustling 17th Avenue in Calgary's vibrant inner city. A significant development play is offered here with M-C1 zoning and it positions this property for builders and developers looking to capitalize on Calgary's flourishing real estate market. The possibilities are endless with this high exposure, 58' x 100' lot featuring a west facing back yard. This area is booming with extensive new development under way due to the high demand for affordable housing. The 1954 original bungalow has 1,300 SF, 2+2 bedrooms, 2 baths, den/sunroom, single detached garage, developed basement and has access to a host of many essential amenities: LRT/transit, main travel corridors, shopping, schools, parks, restaurants, golf and so much more! A great opportunity to own this valuable property! View today! (id:6769)

3pc Bathroom 11.58 Ft x 4.83 Ft	4pc Bathroom 9.25 Ft x 4.92 Ft
Bedroom 21.92 Ft x 9.25 Ft	Bedroom 10.75 Ft x 13.58 Ft
Family room 12.25 Ft x 17.50 Ft	Sunroom 8.58 Ft x 13.92 Ft
Laundry room 12.00 Ft x 5.50 Ft	Dining room 9.83 Ft x 9.08 Ft
Bedroom 11.67 Ft x 21.75 Ft	Kitchen 9.42 Ft x 15.08 Ft
Storage 10.33 Ft x 8.92 Ft	Living room 13.33 Ft x 17.00 Ft
Furnace 14.83 Ft x 9.50 Ft	Primary Bedroom 10.00 Ft x 22.92 Ft

Listing Presented By:



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