



37 Elma Street Okotoks Alberta

\$949,000

ATTENTION INVESTORS, DEVELOPERS, BUSINESSES - EXCEPTIONAL VALUE! Zoned "DOWNTOWN DISTRICT", this property offers a world of potential, having TWO FULLY FUNCTIONAL RESIDENCES, with revenue, residential, or discretionary commercial uses. This is a great opportunity with so many options. Beautiful historic Elma Street offers a mix of private residences, small businesses, shops, restaurants, lined with towering trees and only a few steps from the heart of Olde Town Okotoks shopping district. Enjoy the downtown lifestyle with walkability to amenities, pathways, river park and easy access to Calgary. The latest development on this property (2023) is a fully detached legal self-contained 363 sq. ft. TINY HOME with private patio, gas-line for barbeque. OVERSIZE DOUBLE GARAGE (heated, insulated, epoxy flooring) attached to tiny home. Back alley access with 5 PAVED PARKING STALLS which is ideal for commercial or home-based business uses. All on a MASSIVE LOT (75'x 115') offering peace and privacy, fenced, beautifully landscaped with mature trees, shrubs, retaining walls, gardens and courtyard areas. The primary home and legal tiny home can both enjoy the lovely back yard space. There is no end to the possibilities here! This one-of-a-kind walkout bungalow has attractive curb appeal with Spanish style exterior, second floor tower loft and a quaint front lounging deck. Built in 1934, the timeless Heritage details have been preserved and beautifully maintained with country charm, giving a Homes and Gardens vibe. Hardwood flooring, towering ceilings, vintage doors, trim and fixtures. The functional plan is bright, spacious, has large windows for enjoyment of morning and afternoon light. Front entrance opens to spacious living room with fireplace feature wall (fireplace decorative only). Fabulous country chic kitchen with plenty of cupboard and counter space. Adjoining...

Other 10.42 Ft x 19.50 Ft

Family room 16.75 Ft x 21.25 Ft

4pc Bathroom 5.83 Ft x 8.00 Ft

Living room 13.25 Ft x 20.33 Ft

Kitchen 9.67 Ft x 14.50 Ft

Dining room 12.83 Ft x 10.17 Ft

Primary Bedroom 12.00 Ft x 12.50 Ft

Bedroom 12.58 Ft x 96.08 Ft

4pc Bathroom 6.83 Ft x 5.50 Ft

Other 9.58 Ft x 13.17 Ft

Bedroom 9.50 Ft x 9.42 Ft

4pc Bathroom 9.58 Ft x 5.08 Ft

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Listing Presented By:



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