

## 2024 37 Street Calgary Alberta

An exceptional redevelopment opportunity awaits at this MC-1 zoned property, offering prime potential for lowrise multi-residential development. Ideally suited for a small apartment complex, this lot supports a range of residential forms, including townhouses and low-profile apartments up to 14 meters in height. Located in the thriving community of Killarney, the property is close to essential amenities, public transit, parks, and shopping--making it highly attractive to prospective tenants. Currently, the property includes an illegal suite and a spacious oversized double garage, offering immediate rental income potential while planning for future redevelopment. This is a rare chance to secure a revenue-generating asset with long-term development possibilities in a sought-after neighbourhood. (id:6769)

Kitchen 19.16 Ft x 11.91 Ft Living room 22.34 Ft x 11.52 Ft Primary Bedroom 11.25 Ft x 10.66 Ft Bedroom 11.22 Ft x 10.24 Ft 4pc Bathroom 7.15 Ft x 6.43 Ft

## Listing Presented By:



Originally Listed by: Real Broker

## **RE/MAX Realty Professionals**

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