



3027 37 Street Calgary Alberta

\$700,000

Exceptional investment opportunity! This legally suited bungalow sits on a prime 50-ft lot with MC1 zoning, offering outstanding flexibility for redevelopment or long-term holding. Featuring separate entrances and generating over \$3,000 per month in rental income, this property delivers immediate cash flow with strong upside potential. Surrounded by infill developments selling for \$512.43 per square foot, the area demonstrates proven value and continued growth. Whether you're looking for a fabulous holding property with stable income or planning your next infill project, this lot presents amazing opportunities in a highly desirable location. Secure cash flow today and capitalize on future appreciation tomorrow -- an investor's dream with both stability and scalability. (id:6769)

- 4pc Bathroom 8.08 Ft x 5.08 Ft
- Bedroom 8.08 Ft x 10.08 Ft
- Bedroom 11.42 Ft x 8.17 Ft
- Dining room 7.42 Ft x 9.08 Ft
- Other 11.58 Ft x 14.33 Ft
- Living room 11.50 Ft x 17.58 Ft

- Primary Bedroom 11.42 Ft x 10.50 Ft
- 4pc Bathroom 7.25 Ft x 4.83 Ft
- Bedroom 9.67 Ft x 8.58 Ft
- Family room 12.42 Ft x 14.08 Ft
- Bedroom 10.83 Ft x 9.92 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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