

2423 37 Street SW
Calgary, Alberta

MLS # A2242369



\$725,000



Division:	Glendale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1954 (71 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Rectangular Lot, See Remarks		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Ceramic Tile, Hardwood, Vinyl		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Full, Partially Finished		LLD: -
Exterior:	Vinyl Siding, Wood Frame		Zoning: M-C1
Foundation:	Poured Concrete		Utilities: -
Features:	Bar, Natural Woodwork, Separate Entrance, Storage		
Inclusions:	N/A		

Located in the vibrant, established community of Glendale, this classic 1950s bungalow sits on a rare 55x100 M-C1 zoned lot along tree-lined 37th Street—offering timeless charm and incredible potential. In a neighbourhood already embracing modern transformation, there are several redevelopments on the block, including a striking 6-plex next door. The lot’s elevated front yard adds privacy and presence, and excavation has already been done on one side to accommodate a walk-out entrance—saving time and cost for future development plans. Whether you build now or hold, the existing 1950s bungalow is well maintained and full of character, featuring refinished hardwood floors, an updated main bath, and a spacious main level with large living room, numerous picture windows, and a bright kitchen with butcher block counters and stainless appliances. Three bedrooms up, including a king-sized primary, plus a finished lower level with 4th bedroom, rec room with wet bar, laundry area, 3-piece bath, and a versatile, expandable layout. With a full-length deck, south-facing garden space, and off-street parking for three (Including a single detached garage), this property offers opportunity in a sought-after location, for developers and families alike!