# \$725,000 - 2423 37 Street Sw, Calgary

MLS® #A2242369

## \$725,000

4 Bedroom, 2.00 Bathroom, 1,126 sqft Residential on 0.13 Acres

Glendale., Calgary, Alberta

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 Streetâ€"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 entranceâ€"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!







Built in 1954

#### **Essential Information**

MLS® # A2242369 Price \$725,000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,126 Acres 0.13

Year Built 1954

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 2423 37 Street Sw

Subdivision Glendale.
City Calgary
County Calgary
Province Alberta
Postal Code T3E 3A8

#### **Amenities**

Parking Spaces 3

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Bar, Separate Entrance, Storage, Natural Woodwork

Appliances Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Microwave,

Refrigerator, Washer, Garburator

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features BBQ gas line, Garden

Lot Description Back Lane, Back Yard, Garden, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed July 24th, 2025

Days on Market 97

Zoning M-C1

## **Listing Details**

Listing Office Greater Calgary Real Estate

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