

\$549,900 - 1116 37 Street Se, Calgary

MLS® #A2270658

\$549,900

2 Bedroom, 1.00 Bathroom, 1,100 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

INVESTOR ALERT, 3 LEASES, 5 GARAGE SPACES, some are tandom, , EXCELLENT REVENUE, ALL TENANTS ARE ESTABLISHED AND WANT TO STAY. Don't wait. This is a rare type of property. If you like to work on cars or workshop, and want the garages for yourself and rent the house, or keep it the way it is. ZONING R-C2, PERFECT HOLDING PROPERTY. (R-CG zoning in Calgary allows for a variety of housing types, including rowhouses and duplexes, promoting more diverse and efficient land use in residential areas) The main floor has been updated, with granite counters, maple cabinets, hard wood flooring. Bath has been updated, clean and neat tenant. Everyone is month to month if you chose to move in. needs 24 hrs notice.

Built in 1957

Essential Information

MLS® #	A2270658
Price	\$549,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,100
Acres	0.14
Year Built	1957
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1116 37 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1E3

Amenities

Parking Spaces	5
Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Workshop in Garage, Alley Access, Garage Faces Rear, Triple Garage Detached
# of Garages	5

Interior

Interior Features	Granite Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Living Room, Wood Burning, Free Standing, Metal
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
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Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	One Percent Realty
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