



\$ 459,900.00

## 3438 37 STREET SW CALGARY

<https://paulbrinton.com>

60' wide lot with R-C2 zoning in a fantastic location, close to shopping, Mount Royal University, Westhills Shopping Centre and transit. This home could be held as a rental until you're ready to build the home of your dreams! Current monthly revenue just over \$2,350. Legal non-conforming suite in the...

- 2 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1095907

**Type:** Detached

**Bedrooms:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-09-28 21:09:32

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 08/08/21

**Lot size:** 6179 sq ft

**Year built:** 1953

**Parking:** Garage Faces Rear, Parking Pad, RV Access/Parking, Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Ceramic Tile,Laminate

**Exterior Features:** None

**District:** CAL Zone CC

**Interior Features:** See Remarks

**Roof Type:** Asphalt Shingle

**Total Parking:** 3

**Community Features:** Golf,Park,Schools Nearby,Playground

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Back Yard,Front Yard,Rectangular Lot

**Heating Type:** Forced Air,Natural Gas,Radiant

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement, Main Level, Multiple Locations, See Remarks

**Levels:** One

**Zoning:** R-C2



**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 2

**Suite:** Suite - Illegal

**Frontage Metres:** 18.29M 60`0"

**Living Area SF:** 873.00

**Structure Type:** House

**List Price Square Foot:** \$ 543.99

**Photo Count:** 21

**Construction Materials:** Stucco,Wood  
Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Dryer,Garage  
Control(s),Refrigerator,Stove(s),Washer,Window  
Coverings

**Subdivision Name:** Killarney/Glengarry

**Lot Size Acres:** 0.14

