

# \$722,000 - 2615 37 Street Sw, Calgary

MLS® #A2264249

**\$722,000**

4 Bedroom, 2.00 Bathroom, 1,020 sqft  
Residential on 0.13 Acres

Glendale., Calgary, Alberta

Excellent investment or redevelopment opportunity in the highly sought-after inner-city community of Glendale! This 5,490 sq. ft. MU-1 zoned lot offers exceptional versatility for investors, developers, or buyers looking to live up and rent down. The main floor features three bedrooms and a full bath, while the lower (illegal) suite includes two bedrooms, a full bath, and shared laundry with additional storage. When fully occupied, rental income was approximately \$1,600/month upstairs, \$1,400/month downstairs (shared utilities), and \$300/month for the double detached garage. Both suites are currently vacantâ€”providing quick possession and flexibility to set new rents or move forward with redevelopment plans. Ideally located close to schools, parks, shopping, transit, and with easy access to downtown, this property presents strong upside potential in one of Calgaryâ€™s most desirable inner-city neighbourhoods.

Built in 1954

## Essential Information

MLS® #	A2264249
Price	\$722,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,020
Acres	0.13



Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2615 37 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3B2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 7th, 2025
Zoning	MU-1 f3.0h16

### **Listing Details**

Listing Office

CIR Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.