\$790,000 - 3452 37 Street Sw, Calgary

MLS® #A2267660

\$790,000

3 Bedroom, 1.00 Bathroom, 1,044 sqft Residential on 0.15 Acres

Killarney/Glengarry, Calgary, Alberta

GREAT OPPORTUNITY to own a home in the desirable INNER CITY neighborhood of Killarney. First time on the market, situated on 85Ft Wide Corner Lot With R-CG Zoning presents an exceptional redevelopment opportunity as the area has many new builds. As you step inside to the main floor, you'II enjoy an expansive living/dining area with hardwood flooring, kitchen, and updated windows. You'II find 3 spacious bedrooms and 4pc bath on the main floor plus access to the rear yard and detached single garage. Whether you're looking to move in, invest, or explore redevelopment opportunities, this rare oversized lot in a sought-after community offers endless potential. Prime location just steps from parks, schools, shopping, and with easy access to Mount Royal University, the new ring road and downtown Calgary.

Built in 1953

Essential Information

MLS® # A2267660 Price \$790,000

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,044 Acres 0.15

Year Built 1953







Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 3452 37 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E 3C1

Amenities

Parking Spaces 1

Parking Single Garage Detached

of Garages 1

Interior

Interior Features No Smoking Home

Appliances Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

Exterior

Exterior Features Private Yard

Lot Description Reverse Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2025

Days on Market 3

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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