

780-832-5880

cord@gpremax.com

## 1116 37 Street SE Calgary, Alberta

MLS # A2270658



\$549,900

Forest Lawn				
Residential/Hous	se			
Bungalow				
1,100 sq.ft.	Age:	1957 (68 yrs old)		
2	Baths:	1		
Additional Parking, Alley Access, Double Garage Detached, Garage Face				
0.14 Acre				
Back Lane, Back Yard, Front Yard, Lawn, Level, No Neighbours Behind				
	Residential/House Bungalow 1,100 sq.ft. 2 Additional Parkin 0.14 Acre	Residential/House Bungalow  1,100 sq.ft. Age: 2 Baths: Additional Parking, Alley Acces 0.14 Acre		

Floors:Carpet, Hardwood, TileSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:PartialLLD:-Exterior:Stucco, Wood FrameZoning:R-CGFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Partial LLD: -  Exterior: Stucco, Wood Frame Zoning: R-CG	Floors:	Carpet, Hardwood, Tile	Sewer:	-
Exterior: Stucco, Wood Frame Zoning: R-CG	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Partial	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stucco, Wood Frame	Zoning:	R-CG
	Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)

Inclusions: NONE

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.