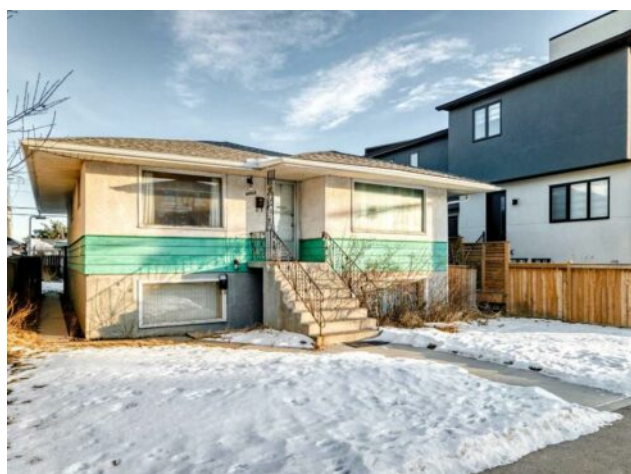


**2236 37 Street SW
Calgary, Alberta**

MLS # A2277682



\$585,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Attached-Up/Down, Bungalow		
Size:	1,163 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot, Standard Shaped Lot, Street Frontage		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: Basement Fridge, Stove and additional Washer & Dryer

An exceptional opportunity in the heart of Killarney, this MC1-zoned property checks all the boxes for redevelopment potential, (Subject to City's approvals) long-term holding, or a savvy live-up/rent-down setup. Transit is literally at your doorstep, with a bus stop out front and the Westbrook LRT Station just minutes away, plus easy access to Westbrook Mall, Safeway, Walmart, schools, restaurants, and the downtown core. The main level offers a bright and welcoming three-bedroom layout with original hardwood floors and great natural light throughout the living and dining areas—an ideal space for owner-occupiers or attracting quality tenants. The lower level features its own separate entrance, two spacious bedrooms, and large windows that make the suite feel open and comfortable. Both suites are self-contained and each has its own washer and dryer located in the shared utility room. Whether you're investing for income, holding for future redevelopment, or stepping into the market with the benefit of suite revenue, this property delivers flexibility, location, and long-term upside.