

**1501 37 Street SE  
Calgary, Alberta**

**MLS # A2280918**



# \$550,000

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	1938 (88 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Investors and Developers! This oversized RCG corner lot offers 585 m<sup>2</sup>; / 6,297 ft<sup>2</sup>; (50 x 126) of central Calgary opportunity with exceptional access to transit and amenities. Located less than two blocks from the revitalized International Avenue (17 Avenue SE), this site is a short walk to multiple bus stops and the 17 Avenue SE MAX Purple BRT corridor, providing direct, high-frequency service to downtown and East Hills. The flat, mostly cleared site makes future construction straightforward while the existing home with two serviceable suites, including an illegal basement suite, provides solid holding income while you work through planning, design, and permitting. Positioned just off the main corridors, the property benefits from quieter residential surroundings while still being near schools, green spaces, and the full range of shops, services, and restaurants along International Avenue. This is an excellent candidate for a small-scale multi-family redevelopment that capitalizes on strong transit connectivity and an established, amenity rich corridor. Do not miss this outstanding opportunity - contact today for full details!