

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

MLS® #A2267660

**\$790,000**

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

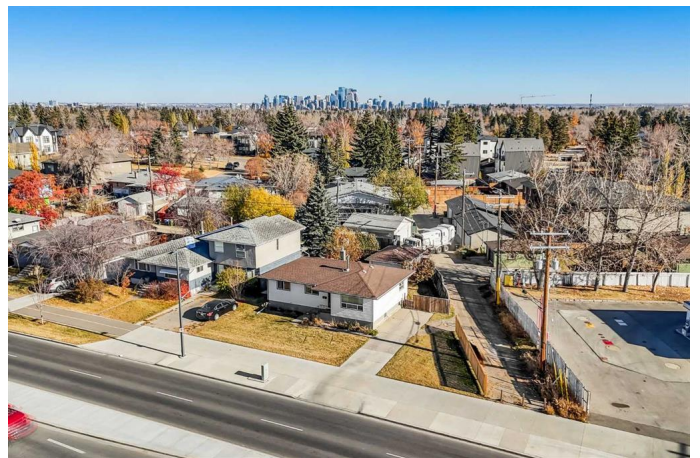
Killarney/Glengarry, Calgary, Alberta

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'll enjoy an expansive living/dining area with hardwood flooring, kitchen, and updated windows. You'll 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	17

Zoning

R-CG

## **Listing Details**

Listing Office

Real Estate Professionals Inc.

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