

# \$725,000 - 2423 37 Street Sw, Calgary

MLS® #A2242369

## \$725,000

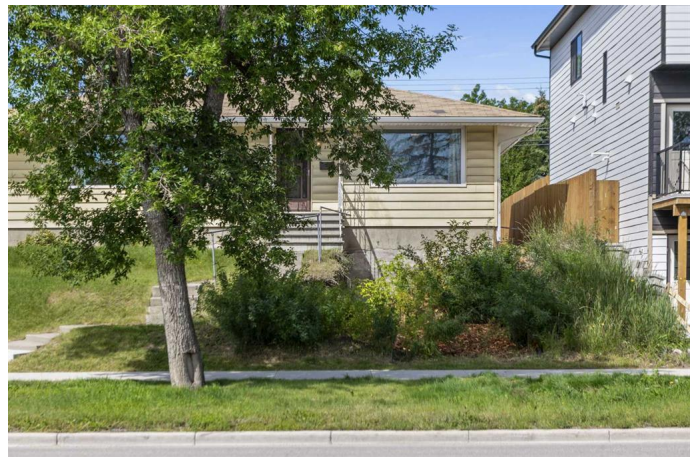
4 Bedroom, 2.00 Bathroom, 1,126 sqft  
Residential on 0.13 Acres

Glendale., Calgary, Alberta

Located in the vibrant, established community of Glendale, this classic 1950s bungalow sits on a rare 55x100 M-C1 zoned lot along tree-lined 37th Streetâ€”offering timeless charm and incredible potential. In a neighbourhood already embracing modern transformation, there are several redevelopments on the block, including a striking 6-plex next door. The lotâ€™s elevated front yard adds privacy and presence, and excavation has already been done on one side to accommodate a walk-out entranceâ€”saving time and cost for future development plans. Whether you build now or hold, the existing 1950s bungalow is well maintained and full of character, featuring refinished hardwood floors, an updated main bath, and a spacious main level with large living room, numerous picture windows, and a bright kitchen with butcher block counters and stainless appliances. Three bedrooms up, including a king-sized primary, plus a finished lower level with 4th bedroom, rec room with wet bar, laundry area, 3-piece bath, and a versatile, expandable layout. With a full-length deck, south-facing garden space, and off-street parking for three (Including a single detached garage), this property offers opportunity in a sought-after location, for developers and families alike!

Built in 1954

## Essential Information



MLS® #	A2242369
Price	\$725,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,126
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2423 37 Street Sw
Subdivision	Glendale.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A8

### Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Separate Entrance, Storage, Bar, Natural Woodwork
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garburator, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Garden, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 24th, 2025
Days on Market	50
Zoning	M-C1

**Listing Details**

Listing Office	Greater Calgary Real Estate
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