

# \$1,298,892 - 2039 37 Avenue Sw, Calgary

MLS® #A2218747

**\$1,298,892**

5 Bedroom, 3.00 Bathroom, 1,902 sqft  
Residential on 0.14 Acres

Altadore, Calgary, Alberta

2039 37 Avenue SW | Location Location  
Location! | Prime 50â€™™ x 125â€™™ R-CG Lot  
In The Most Desirable Inner-City Community  
With Zoning That Allows For Various  
Development Options | Vibrant Marda Loop  
Shopping District Just Steps Away Known For  
Its Walkable Streets Filled With Trendy  
Boutiques & Dining | A Community With Plenty  
Of Parks & Recreation, Including River Park,  
Altadore Park, Sandy Beach & Glenmore  
Reservoir, Perfect For The Outdoor  
Enthusiasts | Mount Royal University Is Only A  
6 Minute Drive | Fantastic Revenue or Holding  
Property or Redevelopment. The property will  
be vacant on June 1, 2025.

Built in 1953

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218747    |
| Price          | \$1,298,892 |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,902       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |



## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2039 37 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2H6           |

## Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 4                                                        |
| Parking        | Additional Parking, Alley Access, Single Garage Detached |
| # of Garages   | 1                                                        |

## Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | See Remarks                             |
| Appliances        | Washer/Dryer                            |
| Heating           | Forced Air, Natural Gas                 |
| Cooling           | None                                    |
| Fireplace         | Yes                                     |
| # of Fireplaces   | 1                                       |
| Fireplaces        | Brick Facing, Family Room, Wood Burning |
| Has Basement      | Yes                                     |
| Basement          | Finished, See Remarks                   |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Private Yard                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                |
| Construction      | Brick, Stucco, Wood Frame                                      |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2025 |
| Days on Market | 4              |
| Zoning         | R-CG           |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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