

# \$2,600,000 - 1121 37 Street Sw, Calgary

MLS® #A2265250

**\$2,600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

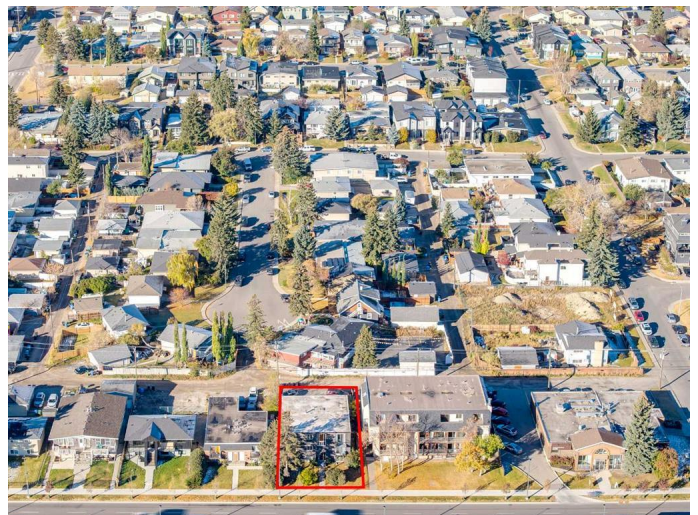
Rosscarrock, Calgary, Alberta

A great Investment opportunity and Income generating property. This renovated 9-unit concrete building is turnkey and ready for immediate possession. 4 x 2 Bedroom Units, 4 x 1 Bedroom Unit & 1 Bachelor Unit. 100% parking at the rear of the property. Over \$300,000 in recent renovations saw facelifts to all the units including new kitchens, flooring and appliances throughout. 6 units have their own full-sized laundry with free common area laundry for the 3 main floor units. This building is solid concrete with freshly painted stucco siding, new windows and a newer roof (approx. 2 years). Conveniently located across the street from all the amenities of Westbrook Mall and steps to the Westbrook LRT Station makes this the perfect location for students and commuters. Current Rent: \$14,460/month. Walking distance to Shaganappi Golf Course & Bow River Pathway System. 6 km to the Foothills Medical Centre and University of Calgary Campus. 4km to Downtown & 17th Ave SW. 4 km to Mount Royal University.

Built in 1968

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2265250    |
| Price      | \$2,600,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.16        |
| Year Built | 1968        |



|          |              |
|----------|--------------|
| Type     | Commercial   |
| Sub-Type | Multi Family |
| Status   | Active       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1121 37 Street Sw |
| Subdivision | Rosscarrock       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1S5           |

### Exterior

|              |                     |
|--------------|---------------------|
| Roof         | Flat Torch Membrane |
| Construction | Concrete, Stucco    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 1                  |
| Zoning         | M-C2               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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