

# \$1,249,900 - 2039 37 Avenue Sw, Calgary

MLS® #A2239105

**\$1,249,900**

6 Bedroom, 3.00 Bathroom, 1,904 sqft  
Residential on 0.14 Acres

Altadore, Calgary, Alberta

Welcome to the beautiful and desirable Altadore, one of inner Calgary's most sought-after neighbourhoods. This RC-G zoned lot is ideally situated close to downtown and all amenities, presenting an exceptional investment opportunity. Whether you're considering redevelopment or seeking immediate rental income with some upgrades, this property is perfect. It boasts 6 bedrooms, 3 bathrooms, a separate entrance, and plenty of parking. Opportunities like this are rare, so don't miss your chance to act now!

Built in 1953

## Essential Information

MLS® #	A2239105
Price	\$1,249,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,904
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	3
Parking	Single Garage Detached, Additional Parking, Alley Access
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Separate Entrance
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Benchmark
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