

# \$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	1
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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