

# Multi Family For Sale

1,686 Sqft - 2607 37 Street SW, Calgary, Alberta, Canada T2E3B2



## Property Description

ATTN BUILDERS, DEVELOPERS & INVESTORS!  
RARE Legal 4PLEX near west LRT! Located on a 55 x 100 MU-1 f3.0h16 parcel with a sunny West-facing backyard, This unique property features 1 3 bedroom main floor legal suite, two one bedroom basement legal suites and a 1 bedroom garden legal suite. Many recent upgrades including new flooring, windows, upgraded electrical service, hot water tanks and furnaces. This property is ready to go! Walking distance to the west LRT and westbrook mall area redevelopment plan. Will also benefit from Calgary NEXT if the arena is built. Also close to Mount Royal University. All 4 units are occupied. (id:15472)

## Location

Street Number: **2607**

Street: **37**

Country: **CA**

Province: **AB**

City: **Calgary**

Postal Code: **T2E3B2**

Longitude: **W115° 51' 30"**

## Basic Details

Property Type: **Multi-family**

Listing Type: **For Sale**

Commercial Type: **Multi-Family**

MLS® #: **A1053964**

Price: **\$880,000**

Rooms: **Register to View**

Sq Ft: **1,686 Sqft**

Year Built: **1954**

Lot Area: **510 m<sup>2</sup>**

Latitude: **N51° 1' 52.6"**

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## Agent [Info](#)

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Klein Group Real Estate

✉ [exclusive@kleingroup.com](mailto:exclusive@kleingroup.com)

604-684-8844 - #204-345 Robson Street Vancouver, BC V6B 0H3

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