

\$2,590,000 - 2419 37 Street Sw, Calgary

MLS® #A2185018

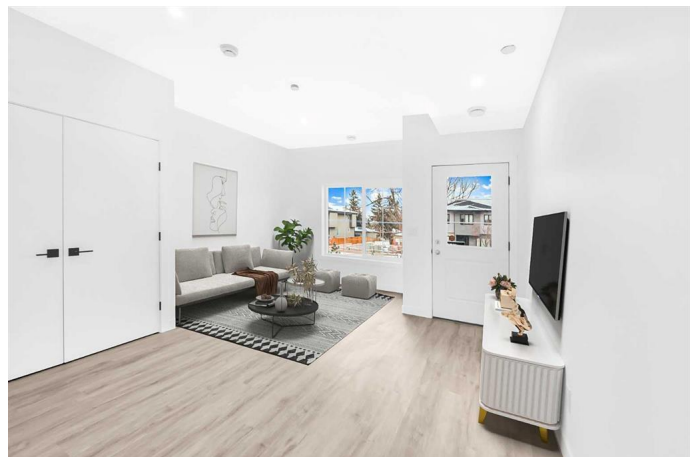
\$2,590,000

0 Bedroom, 0.00 Bathroom, 4,568 sqft
Multi-Family on 0.00 Acres

Glendale., Calgary, Alberta

Attention investors! Welcome to 2419 37th Street SW, a brand-new, purpose-built 6-plex offering an exceptional opportunity to own a turnkey income property in Calgary's thriving rental market. This thoughtfully designed building features three spacious 2-storey upper units, each with 3 bedrooms, 2.5 bathrooms, and premium finishes. With over 1,400 sq. ft. of modern living space, the upper units boast open-concept layouts, luxury vinyl plank flooring, sleek kitchens with quartz countertops, stainless steel appliances, large central islands, and ample cabinetry. The second floor includes a luxurious primary suite with a walk-in closet and private ensuite, two additional bedrooms, a full bathroom, and convenient upper-floor laundry. Private entrances, outdoor spaces, and a well-thought-out layout make these upper units highly desirable to tenants seeking contemporary, comfortable homes.

What truly sets this property apart is the inclusion of three legal basement suites, each offering a private, above-ground entrance and large windows that flood the space with natural light—ensuring these suites feel open, bright, and welcoming. Each suite is fully self-contained, featuring modern kitchens with stainless steel appliances, spacious bedrooms, full bathrooms, and in-suite laundry. These legal suites meet all zoning and code requirements, making them an ideal rental option in Calgary's competitive



housing market. Whether renting out all six units or choosing to live in one while renting the rest, investors will appreciate the flexibility and strong cash flow potential of this well-designed property. The quality construction and low-maintenance finishes ensure operational ease, while ample rear parking offers convenience for tenants. Please note that 3 single attached garages will be built in the back by the end of the summer so a total of 6 spots including the 3 outdoor stalls.

Situated in the vibrant community of Glendale, this 3-plex is ideally located near schools, parks, shopping, dining, and major roadways like Crowchild Trail, Bow Trail, and Stoney Trail, providing quick access to downtown Calgary and beyond. With a total of six rentable units, this property offers a rare combination of functionality, location, and income potential. Whether you're a seasoned investor or looking to expand your portfolio, this is an opportunity you won't want to miss. Schedule your private tour today and secure a property designed for both immediate returns and long-term growth! All units have been rented out for April 1 2025 so you can get into a fully cash flowing position!

Built in 2024

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2185018 |
| Price | \$2,590,000 |
| Bathrooms | 0.00 |
| Square Footage | 4,568 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Multi-Family |
| Sub-Type | Row/Townhouse |
| Status | Active |

Community Information

Address 2419 37 Street Sw
Subdivision Glendale.
City Calgary
County Calgary
Province Alberta
Postal Code T3E 3A8

Amenities

Parking Spaces 6
Parking Parking Pad, Plug-In, See Remarks

Interior

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, European Washer/Dryer Combination

Additional Information

Date Listed February 5th, 2025
Days on Market 65
Zoning M-C1

Listing Details

Listing Office RE/MAX iRealty Innovations

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