

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

MLS® #A2265250

\$2,600,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.16 Acres

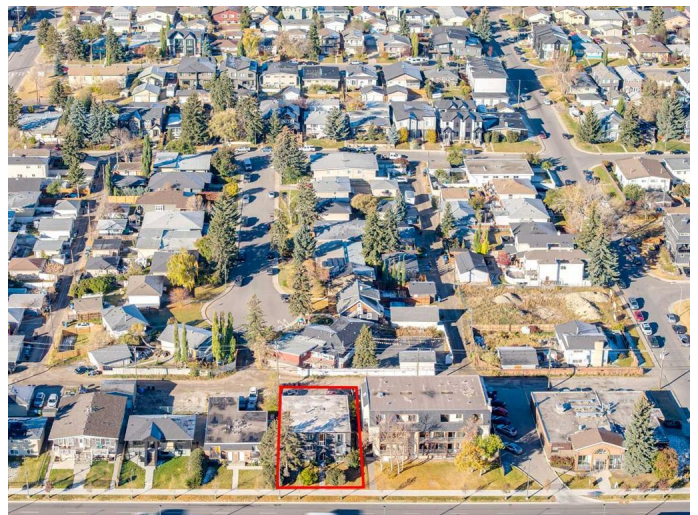
Rosscarrock, Calgary, Alberta

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	12
Zoning	M-C2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.