

4, 2005 37 Street SW
Calgary, Alberta

MLS # A2139334



\$895,000

Division:	Glendale		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,891 sq.ft.	Age:	2018 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Laminate, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 285
Basement:	Finished, Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	MU-1 f2.2h14
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting		

Inclusions: N/A

Welcome to a unique mixed-use opportunity in the heart of Glendale! This turn-key townhome seamlessly combines the comforts of residential living with the convenience of a versatile business space. Whether you're looking for a stylish home, a thriving business location, or the perfect blend of both, this property has it all. The first floor welcomes you with a spacious lobby/foyer featuring a massive window that floods the space with natural light. Ascend to the second storey, where a contemporary open floor plan awaits. This area harmoniously integrates a commercial space/living room with a modern kitchen, providing the ideal environment for business operations or a vibrant living area. A convenient 2-piece bathroom adds to the functionality of this level. The third storey features two spacious bedrooms/offices, each boasting a private 4-piece ensuite. The thoughtful layout ensures privacy and comfort for both residents and potential business clients. Take in the breathtaking views of downtown Calgary from your private rooftop patio. This exclusive space provides the perfect setting for entertaining guests or enjoying quiet moments with a picturesque backdrop. The basement serves as an excellent storage space, ensuring that you have all the room you need to keep your living and business areas clutter-free. This property's current permitted use is medical and is located only minutes away from incredible amenities including Westbrook Mall, Westbrook LRT station, schools, and more! Don't miss the chance to make this rare townhome opportunity your home and business haven. Book your showing today!