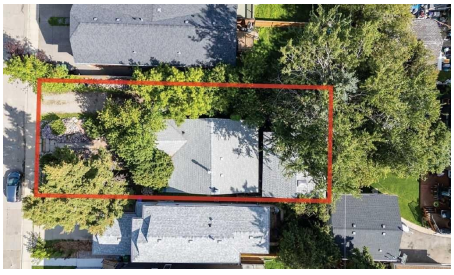
411 37 Avenue NW

Calgary | Active | MLS® A2345128

$600,000









Bedrooms	Bathrooms	Year Built	Living area
3	2	1914	1,030 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Grassroots Realty Group

A closer look

An outstanding opportunity for builders, developers and investors takes shape on this substantial 50’ x 114’ parcel in the established inner-city community of Highland Park. Comprised of 2 separate lots on 1 parcel, the property presents compelling future potential in an area experiencing continued redevelopment and investment. A quiet cul-de-sac setting adds residential appeal while keeping everyday conveniences remarkably close, with the Highland Park Community Association just around the corner and Buchanan School nearby. The existing home is being marketed for land value and redevelopment, allowing the focus to remain firmly on the possibilities offered by the site. Mature surroundings and a desirable south-facing backyard further enhance the setting, while the impressive 24’ x 23’ garage with tall ceilings adds valuable utility. Beyond the property, Confederation Park and its extensive pathway system invite year-round recreation close to home, while nearby Centre Street connect quickly with downtown and other parts of the city. James Fowler High School, local playgrounds, transit and everyday amenities are also easily accessible, with SAIT, the University of Calgary, Nose Hill Park, shopping and dining all within convenient reach. Combining 2 separate lots, generous dimensions, a south backyard and an exceptionally central Highland Park location, this property is an exciting canvas for its next chapter.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345128
Bedrooms	3
Bathrooms	2
Year Built	1914
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,030 sq. ft.

Main Level Finished Area:	1,030 sq. ft.
Below Grade Finished Area:	1,030 sq. ft.
Acreage:	No
Lot Area:	5,704 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	6
Year built:	1914 (Age: 112)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	1335AH
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Linoleum
Cooling:	None

Fireplaces:	1
Fireplace Details:	Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Washer, Window Coverings
Inclusions:	TV Stand in the living room
Restrictions:	None Known
Main Floor	Foyer · 14'9" × 3'5" ·
Main Floor	Living Room · 17'3" × 15'2" ·
Main Floor	Kitchen With Eating Area · 15'9" × 15'2" ·
Main Floor	Bedroom - Primary · 12'11" × 9'6" ·
Main Floor	Bedroom · 11'6" × 9'6" ·
Main Floor	Bedroom · 9'6" × 8'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Separate Entrance, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Cul-De-Sac
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/411-37-avenue-nw-calgary-a2345128/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.