# \$939,900 - 5312 37 Street Sw, Calgary

MLS® #A2209960

## \$939,900

5 Bedroom, 3.00 Bathroom, 1,325 sqft Residential on 0.17 Acres

Lakeview, Calgary, Alberta

\*OPEN HOUSE FRI, SAT & SUN APRIL 18
-20 FROM 1 - 4PM\* Your Family's Next
Chapter Starts Here â€" In the Heart of
Lakeview!

This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family.

Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades.

Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth.

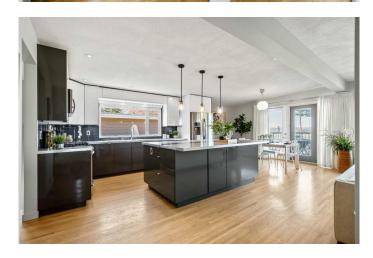
The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuiteâ€"both with heated floors.

Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette areaâ€"perfect for sleepovers, games nights, or teens needing their own space.

You'II also find a spacious laundry room







with a sink, front-load washer and dryer, and extra storage space.

Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof.

Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fencedâ€"perfect for kids and pets.

Parking and storage are no problem hereâ€"with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop.

You'II love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown.

This is more than a houseâ€"it's a place where your family can grow, laugh, and feel truly at home.

Built in 1967

#### **Essential Information**

MLS® # A2209960 Price \$939,900

Bedrooms 5
Bathrooms 3.00

Full Baths 3

Square Footage 1,325

Acres 0.17

Year Built 1967

Type Residential Sub-Type Detached Style Bungalow Status Active

## **Community Information**

Address 5312 37 Street Sw

Subdivision Lakeview City Calgary County Calgary **Province** Alberta Postal Code T3E 5M5

#### **Amenities**

**Parking Spaces** 5

**Parking** Double Garage Detached, Single Garage Attached

# of Garages 3

### Interior

Interior Features See Remarks

Dishwasher, **Appliances** Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Forced Air Heating

Cooling None Fireplace Yes # of Fireplaces 2

**Fireplaces Wood Burning** 

Has Basement Yes

Finished, Full Basement

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle Brick, Stucco Construction

Foundation **Poured Concrete** 

#### **Additional Information**

Date Listed April 17th, 2025 Days on Market 3

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

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