

\$559,000 - 1139 37 Street Se, Calgary

MLS® #A2092498

\$559,000

4 Bedroom, 3.00 Bathroom, 1,228 sqft

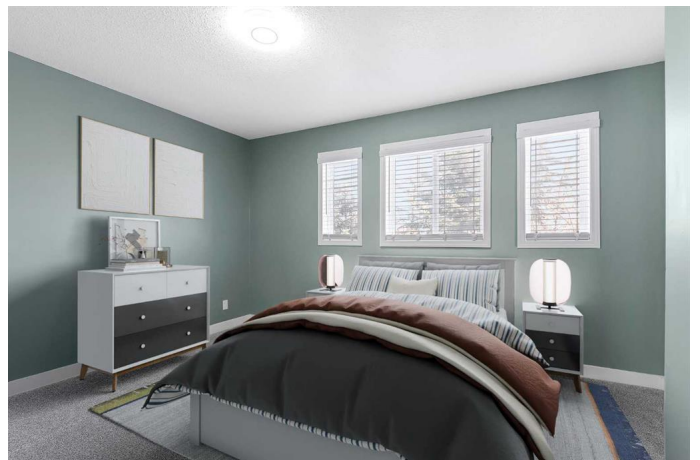
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

**INVESTORS ALERT!!!FULLY RENOVATED
WITH WALK OUT BASEMENT SUITE (illegal)
WITH SEPERATE ENTRANCE!!**

Welcome to your new home fabulously situated in the heart of Forest lawn on a very quiet street. 3 bedrooms up and one bedroom down + 3 full bathrooms, total 1808 sq. ft. living space, close to many schools, shopping, malls, C-train station, bus routes. This fully renovated 2 story walkout home is ready for your family to move in. New asphalt shingles (2022), new appliances and much more.. Rent the lower level to help off set mortgage payments. Or just use it for air B&B. Live up stairs with 3 bedrooms & 2 full bath, completely renovated with high end appliances, quartz counter tops throughout, gorgeous flooring bright windows with blinds for privacy, bedrooms are carpeted for cozy winter mornings with stylish tiled bathrooms, easy to clean laminate floors, brand new (14'x16') huge deck off the main entrance with fully fenced garden with large shed for storage. The sun sets on the back deck is beautifully surrounded by mature trees for privacy. we all know that having great neighbors is a must! They will become family in no time as they are super friendly and eager to help when needed.

The separate entrance and separate laundry for the lower level walkout basement doesn't feel like a basement at all, its very bright, clean and as above loaded with brand new quartz



counter tops, appliances, carpet and laminate flooring. If you have a larger family, or wanting to look after elderly parents then this is the home for you. Don't hesitate to come and check out this unique home. POTENTIAL RENATL INCOME \$3500-\$4000 MONTHLY.

Built in 2001

Essential Information

MLS® #	A2092498
Price	\$559,000
Sold Price	\$554,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,228
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1139 37 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A1E2

Amenities

Parking Spaces	2
Parking	Alley Access, Assigned, Off Street, Outside, Parking Pad, Paved, See Remarks

Interior

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home,
-------------------	---

Appliances	Quartz Counters, See Remarks, Separate Entrance, Storage Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Suite, Walk-Out

Exterior

Exterior Features	Storage
Lot Description	Back Lane, City Lot, Gentle Sloping, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	March 6th, 2024
Days on Market	118
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

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.