

\$499,999 - 1116 37 Street Se, Calgary

MLS® #A2108349

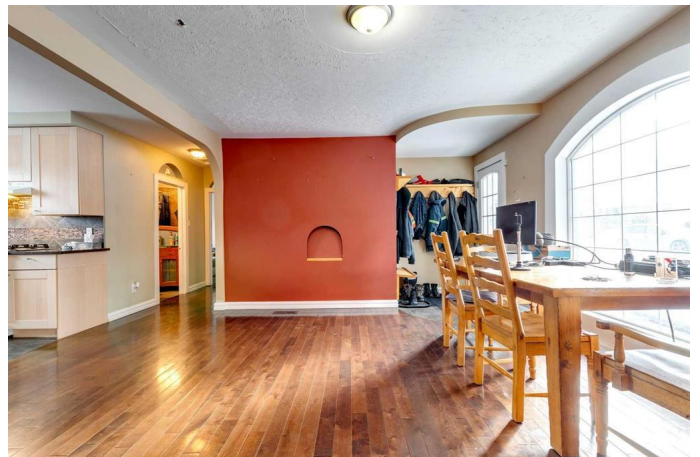
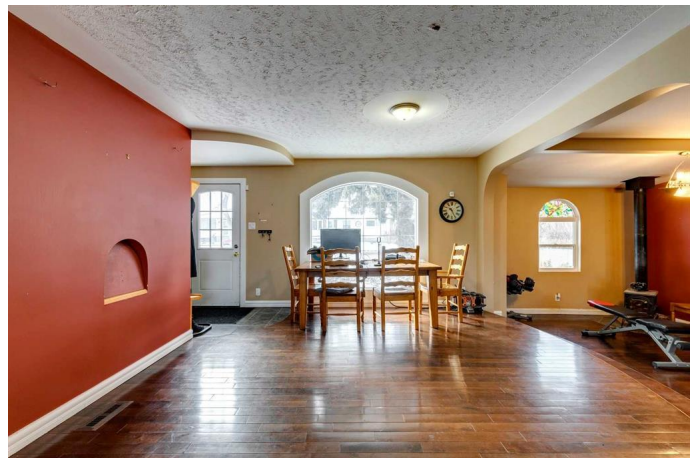
\$499,999

2 Bedroom, 1.00 Bathroom, 1,106 sqft

Residential on 0.14 Acres

Forest Lawn, Calgary, Alberta

120X50 Lot Discover this unique Forest Lawn home, which features an incredible 1500 sqft garage that you need to see for yourself to believe. Heading inside the house, the main living area greets you with classic hardwood flooring, leading to an updated kitchen that features a built-in wine holder, a stylish backsplash, and a gas stove. At the back of the property, you're treated to a sunroom full of light, boasting large picture windows and skylights that invite the morning sun. The bathroom stands out with its modern renovations, showcasing a soaker tub and elegant tiling, and sits nestled near both of the comfortable bedrooms while the basement, though currently unfinished, holds potential for those looking to create a personalized space. The heated garage that doubles as a workshop, is a rare find. Whether you prefer working on cars, doing handiwork, or have another hobby that requires a shop, this space has so much potential. Additionally, the adjacent building can be used as a warehouse to hold all the materials for your shop, extra storage, or even can hold another vehicle. Situated in the vibrant community of Forest Lawn, this home is perfectly placed for convenience; schools of all levels are within walking distance, shopping is a breeze with Marlborough Mall, Safeway, and Walmart just a 5-minute drive away, and the proximity to a train station and downtown, along with easy access to Memorial Drive, connects you effortlessly to the whole city. Come view this



unique home for yourself, book a showing today!

Built in 1957

Essential Information

MLS® #	A2108349
Price	\$499,999
Sold Price	\$495,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,106
Acres	0.14
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1116 37 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1E3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized, See Remarks, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Beamed Ceilings, Built-in Features, Quartz Counters, Separate Entrance, Skylight(s), Soaking Tub, Storage, Track Lighting
Appliances	Dishwasher, Gas Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Free Standing, Living Room, Metal, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, Front Yard, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	March 18th, 2024
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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