

\$794,900 - 2211 37 Street Sw, Calgary

MLS® #A2110893

\$794,900

4 Bedroom, 2.00 Bathroom, 1,127 sqft

Residential on 0.13 Acres

Glendale, Calgary, Alberta

Location, location, location!! Close to all amenities! 5 min walk to c-train, Walmart, Safeway, schools, parks and 17 ave with all the restaurants and shops. 10 min drive to Downtown, Mount Royal University, Golf Courses or Westhills with Superstore, theatre, retail shopping, restaurants and much more. Quick and easy access to ring road and highway 1 to the mountains. This home was completely renovated up and down (2014) including plumbing, sewer line and electrical. The home has been well maintained and loved! Huge potential for a couple, single family, multi-generational or investor. Investors will love the huge lot and M-C1 ZONING and could use as a rental property for extra income until ready to start development. This large fully developed bungalow(over 1,900sq ft of living area) has an open concept from the dining room and living room area into the kitchen. Kitchen features new cabinets, back splash, stainless steel appliances and quartz counter tops. Tons of room to add an island or leave it for an nook and kitchen table. Sliding patio doors from kitchen nook to a concrete patio. The home has three good sized bedrooms upstairs with original refinished hardwood floors throughout main level. Three bedrooms include a spacious master bedroom with large windows and plenty of closet space. Two other bedrooms with tons of light and large windows to a west facing backyard that is fully fenced and landscaped with gravel dog run. 4 piece bath upstairs has been completely



renovated with custom tiles and quartz countertop. All the windows have been replaced as well as the furnace, hot water tank and shingles(2014). Separate entrance to basement and an illegal suite down.

Downstairs features a huge rec room with fireplace, open to the kitchen and dining room area. One huge bedroom and another 3 pce bath down. Please note the huge yard (17.97x 30.46), oversized double car garage, AND the single concrete pad in back for RV parking with double gate opens to allow another vehicle or RV. This properly ALSO has an asphalt driveway at front of home for more parking . Handy for extra guests, or tenant. A great character home . Shows 10 out of 10!

Built in 1954

Essential Information

MLS® #	A2110893
Price	\$794,900
Sold Price	\$801,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,127
Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2211 37 Street Sw
Subdivision	Glendale
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3E 3A5

Amenities

Parking Spaces 4

Parking Alley Access, Double Garage Detached, Garage Faces Rear, Oversized

Interior

Interior Features Granite Counters, Pantry, See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 2

Fireplaces Basement, Family Room, Gas

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Street Lighting, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2024

Date Sold March 9th, 2024

Days on Market 3

Zoning M-C1

HOA Fees 0.00

Listing Details

Listing Office Diamond Realty & Associates LTD.

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