

\$549,000 - 5302 37 Street Sw, Calgary

MLS® #A2114663

\$549,000

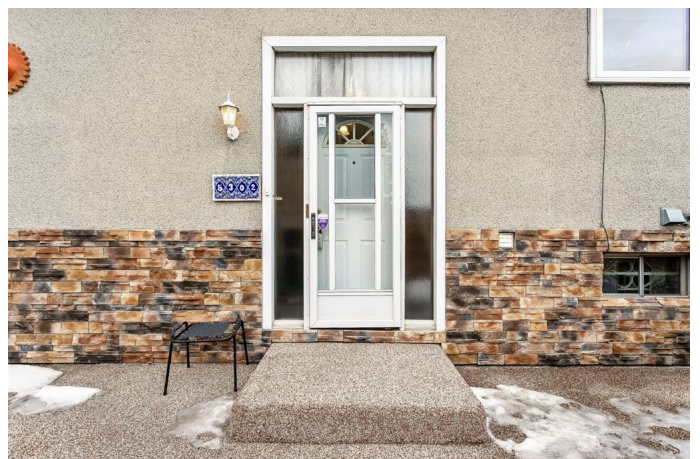
3 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.09 Acres

Lakeview, Calgary, Alberta

Welcome to LAKEVIEW! PRIME LOCATION! Ready for the next family or investor, this meticulously kept home boasts over 1800 sq/ft of developed living space with incredible MOUNTAIN VIEWS so you can watch the sunset from your WEST FACING oversized front porch. Situated on a CORNER LOT with a private fully fenced yard featuring interlocking pavers and an expansive GARDEN and irrigation to the front yard. New Furnace (2022), Newer Hot Water Tank, New Washer & Dryer and the updated Vinyl Windows fill the home with natural light. The main floor kitchen offers tons of cabinet space including 2 pantry cabinets and ample counter space. Beyond the full 4pc bathroom you find a massive bedroom with double closets and patio doors leading to the Covered Rear Deck!

This huge bedroom could easily be converted back to 2 bedrooms as it once was, making it 2 Beds Up & 2 Beds Down. Descending downstairs you find the ideal layout to maximize the space with 2 generous sized bedrooms, each with their own large oversized window to brighten up the space. Another full bathroom is located on the lower level. Set the mood in the family room with a cozy gas fireplace and you have the convenience of a classic wet bar giving the potential to create a modern kitchen or simply update with some modern touches. Whether you spread out and enjoy the 1800+ sq/ft yourself or create a separate suite in the basement, (a secondary suite would be subject to approval and



permitting by the city/municipality) this is your chance to own in the highly desirable community of Lakeview with quick access to multiple major routes. Conveniently located near Glenmore Trail, Sarcee Trail, and the new Ring Road, this property offers easy access to Mount Royal University, Signal Hill Shopping Centre, Westhills Towne Centre, North Glenmore Park, Grey Eagle Casino, schools, playgrounds, walking paths, and more!

Built in 1967

Essential Information

MLS® #	A2114663
Price	\$549,000
Sold Price	\$546,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.09
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	5302 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	High Efficiency
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Corner Lot, Landscaped, Level, Views
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 19th, 2024
Date Sold	April 5th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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