

\$395,000 - 6006 37 Street Sw, Calgary

MLS® #A2138584

\$395,000

3 Bedroom, 1.00 Bathroom, 1,029 sqft

Residential on 0.08 Acres

Lakeview, Calgary, Alberta

A GOLDEN OPPORTUNITY to own a 3-bedroom single-family home (no condo fees) for an incredibly reasonable price! Your new home has a new high-efficiency furnace, almost all newer windows and a newer roof. So what's the catch? It needs some TLC, including a new kitchen, baseboards/trim/paint, and some flooring. The original hardwood in the bedrooms needs refinishing, but there's also hardwood under all the carpeted areas, which should be in good shape. Fantastic location, with quick access to Glenmore, Sarcree, Stoney, and Crowchild Trails, and looking directly across at green space. Just a short walk or bike ride down the street to North Glenmore Park and Weaselhead Flats. There is a decent-sized yard, but it also needs some love. Behind the fence, there's plenty of room to add a double garage if desired. For the right buyer, this is your chance to get into the market, invest a little sweat equity, and get yourself a wonderful home in a great location! Don't delay looking at this one.

Built in 1967

Essential Information

MLS® #	A2138584
Price	\$395,000
Sold Price	\$525,000
Bedrooms	3



Bathrooms	1.00
Full Baths	1
Square Footage	1,029
Acres	0.08
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	6006 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M7

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
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Date Sold	June 10th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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