

\$899,000 - 3129 & 3131 37 Street Sw, Calgary

MLS® #A2141384

\$899,000

9 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

SIDE BY SIDE DUPLEX ON LARGE LOT - A FABULOUS, INNER CITY OPPORTUNITYÂ IN SOUGHT-AFTER GLENBROOK -REDEVELOP,Â INVESTMENT/RENTAL, LIVE ONE SIDE/RENT THE OTHER.Â Fully developed. each side has 3 Bedrooms, kitchen and 4-pc bath up. Each lower level has a 4-pc bath, one side with 2 bedrms, the other with one. Side door entrance to basement. ClassicÂ hardwood, L-shape living/dining, efficient kitchen & some updates through the years. Sunny fenced west-backyard.Â Walk to schools, grocery, Glamorgan Bakery, shopping. Close to MRU, Optimist PK, GlenmoreÂ PK & Westhills. Great transit. Minutes to D/T.Â Easy access to major roads; a breeze to the countryside. One title for both sides. Sold "As-Is, Where-Is"Â .

Built in 1959

Essential Information

MLS® #	A2141384
Price	\$899,000
Sold Price	\$901,000
Bedrooms	9
Bathrooms	4.00
Full Baths	4
Square Footage	1,998
Acres	0.14



Year Built	1959
Type	Residential
Sub-Type	Duplex
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	3129 & 3131 37 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3B7

Amenities

Parking Spaces	4
Parking	Alley Access, Driveway, Off Street, Stall

Interior

Interior Features	Storage, Track Lighting, Vinyl Windows, Wet Bar
Appliances	Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	1
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	June 20th, 2024
Days on Market	5
Zoning	R-C2

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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