

\$899,900 - 12 37 Street Sw, Calgary

MLS® #A2142529

\$899,900

3 Bedroom, 2.00 Bathroom, 1,881 sqft
Residential on 0.16 Acres

Spruce Cliff, Calgary, Alberta

PRICE REDUCED \$50,000! This property is truly ONE OF A KIND. You won't find another like it! Fully finished bungalow with a HUGE LOFT in one of the QUIETEST CUL-DE-SAC locations in the city. Situated on a HUGE NEARLY 7200 SF PRIVATE LOT. Steps from the BOW RIVER PATHWAY and walking distance to Westbrook Mall, the LRT, & Wildwood school. 5 minute drive to Shaganappi Point golf course. Douglas Fir Trail is nearby. VAULTED BEAMED CEILINGS in the living room, family room, dining room, & kitchen. MASSIVE FLOOR TO CEILING WINDOWS at the back of the home looking into the beautiful landscaped yard. GORGEOUS WHITE KITCHEN CABINETRY from Legacy Kitchens. MAPLE DOVETAIL SOFT CLOSE DRAWERS, BUILT-IN OVEN & MICROWAVE, GAS STOVETOP, beautiful CUSTOM RANGE HOOD, PANTRY with pullout drawers, GRANITE countertops, HARDWOOD FLOORING. Gas fireplace with beautiful stone surround in living room. Cozy wood burning fireplace in the sunken family room which is adjacent to the formal dining area. Sliding doors lead to the PRIVATE PATIO with OUTDOOR FIREPLACE. The lower level has LARGE WINDOWS, 3rd bedroom, 3 PCE bath, and laundry room. SEPARATE STORAGE ROOM plus LARGE MECHANICAL ROOM for even more storage! So many extras in this home - 2 high efficient furnaces, STAINED WINDOW GLASS, Hunter Douglas window coverings, under cabinet



lighting, landscaped beautifully, the list goes on and on! This home has been meticulously cared for over the years! \$899,900. Book your showing today as this property shows beautifully, is priced to sell and will not last long!

Built in 1955

Essential Information

MLS® #	A2142529
Price	\$899,900
Sold Price	\$870,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,881
Acres	0.16
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	12 37 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1R4

Amenities

Parking Spaces	3
Parking	Garage Door Opener, Oversized, Single Garage Attached

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s)
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Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Outdoor Grill, Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Lawn, Landscaped, Level, Private, Treed
Roof	Cedar Shake
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 26th, 2024
Days on Market	36
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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