

# \$599,900 - 627 37 Street Sw, Calgary

MLS® #A2165902

**\$599,900**

3 Bedroom, 2.00 Bathroom, 886 sqft  
Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

Investor Alert! Don't miss this rare opportunity to own this beautiful semi detached bungalow with a legal basement suite in the sought after community of Spruce Cliff. This home is ideally situated close to all amenities including Westbrook Mall, C-train, Edworthy Park, schools, Shaganappi Golf Course and quick access to Bow Trail to downtown and Sarcee Trail. This home features 2 large size bedrooms on the main floor along with a 4pc bathroom and an updated kitchen. The brand new basement legal suite features a large bedroom, 4pc bathroom, in-suite laundry along with a brand new kitchen! This property also features a large backyard and an oversized detached heated garage which can fit two vehicles!

A new garage roof was added in 2024 and the house roof was completed in 2017. Attic insulation was completely removed and replaced. All exterior doors and windows and windows were replaced in 2024. This home would be perfect for a first time home buyer, a family seeking a mortgage helper or as a cash flowing rental property. If you are looking for a place to call home in a quiet, charming, neighbourhood look no further. This is the home for you!

Built in 1958

## Essential Information

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Price	\$599,900
Sold Price	\$607,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	886
Acres	0.09
Year Built	1958
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

### **Community Information**

Address	627 37 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1R8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Heated Garage, Oversized, Single Garage Detached

### **Interior**

Interior Features	Laminate Counters, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle

Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2024
Date Sold	September 27th, 2024
Days on Market	12
Zoning	RC-2
HOA Fees	0.00

### **Listing Details**

Listing Office	eXp Realty
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