

# \$1,260,000 - 3727 37 Street Nw, Calgary

MLS® #A2177359

**\$1,260,000**

4 Bedroom, 4.00 Bathroom, 2,263 sqft

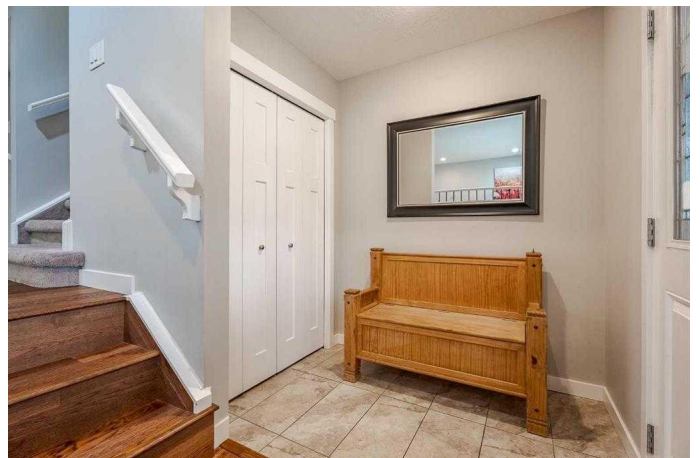
Residential on 0.19 Acres

Varsity, Calgary, Alberta

.Incredible location in the sought after community of Varsity. Located on a playground zone and right across from a park on the University of Calgary grounds. Every level of schooling is just a walk away. Go for evening walks with your family or dog(s) right outside your front door. Walk to the Market Mall, C-train station and abundant shopping not far away. AVAILABLE FOR IMMEDIATE POSSESSION! With almost 4000 square feet of developed space this split level home has so much privacy and room for a large family. With almost \$200,000 in upgrades you will love the numerous upgrades. Including the open and bright kitchen with its upgraded appliances and large island and generous cupboard space. Heated bathroom floors upstairs are just the tip of the iceberg for how luxurious both the main bath and ensuite have been redesigned. Newer flooring, newer windows, furnace, etc etc etc. With four bedrooms, four bathrooms and a den/5th bedroom this home has it all. Oversized lot with west backyard and enclosed brick, private patio area including Hot Tub. The garage has a staircase to the lower level for easy access to the lower two levels. Call your realtor today and visit in person this incredible home. Priced to sell fast, don't delay.

Built in 1972

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2177359    |
| Price          | \$1,260,000 |
| Sold Price     | \$1,185,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,263       |
| Acres          | 0.19        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Split Level |
| Status         | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 3727 37 Street Nw |
| Subdivision | Varsity           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2L 2J2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Vinyl Windows, Stone Counters                          |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | Central Air                                                                                             |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 2                                                                                                       |
| Fireplaces        | Gas, Basement, Family Room, Wood Burning                                                                |
| Has Basement      | Yes                                                                                                     |
| Basement          | Finished, Full                                                                                          |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Back Yard, Landscaped    |
| Roof              | Shingle                  |
| Construction      | Brick, Stone, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 7th, 2024  |
| Date Sold      | November 27th, 2024 |
| Days on Market | 19                  |
| Zoning         | RC-1                |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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