# \$875,000 - 5312 37 Street Sw, Calgary

MLS® #A2209960

### \$875,000

5 Bedroom, 3.00 Bathroom, 1,325 sqft Residential on 0.17 Acres

Lakeview, Calgary, Alberta

This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family.

Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades.

Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth.

The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuiteâ€"both with heated floors.

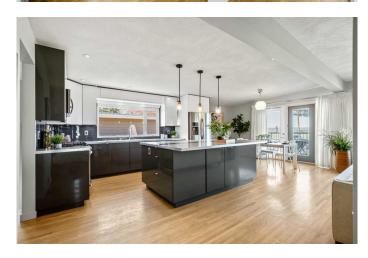
Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette areaâ€"perfect for sleepovers, games nights, or teens needing their own space.

You'II also find a spacious laundry room with a sink, front-load washer and dryer, and extra storage space.

Upgrades include fresh paint on the main







level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof.

Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fencedâ€"perfect for kids and pets.

Parking and storage are no problem hereâ€"with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop.

You'II love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown.

This is more than a houseâ€"it's a place where your family can grow, laugh, and feel truly at home.

Built in 1967

#### **Essential Information**

MLS® # A2209960 Price \$875,000

Bedrooms 5
Bathrooms 3.00
Full Baths 3

Square Footage 1,325 Acres 0.17 Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

## **Community Information**

Address 5312 37 Street Sw

Subdivision Lakeview
City Calgary
County Calgary
Province Alberta
Postal Code T3E 5M5

#### **Amenities**

Parking Spaces 5

Parking Double Garage Detached, Single Garage Attached

# of Garages 3

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle, Rolled/Hot Mop

Construction Brick, Stucco

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 63

Zoning R-CG

## **Listing Details**

## Listing Office CIR Realty

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