

# \$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 ensuite—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 area—perfect for sleepovers, games nights, or teens needing their own space.

You'll 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 fenced—perfect for kids and pets.

Parking and storage are no problem here—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’ll love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown.

This is more than a house—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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