

3337 37 Street SW
Calgary, Alberta

MLS # A2201713



\$665,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	843 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Ideal property for first-time home buyers and investors alike. Fully renovated duplex with 1535 Sqft of living space featuring 4-bedrooms, 2-bath in a prime location. New vinyl flooring, bathroom fixtures, water lines, asphalt shingles and freshly painted both inside and outside. Fully loaded kitchen and washer/dryer on both main floor and basement. Separate walkout to a fully finished basement. Detached garage with new overhead door and a parking pad. Conveniently located near shopping, parks, schools, and downtown.