

3337 37 Street SW
Calgary, Alberta

MLS # A2215745



\$599,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	960 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Single Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Finished, See Remarks, Suite
Exterior:	Stucco, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	See Remarks, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Refrigerator, cook top

Spectacular Renovated Bungalow with separate entrance in Glenbrook. This beautifully updated bungalow offers 1,535 sq ft of total living space. Fully finished top to bottom, the home features modern upgrades throughout, including new vinyl flooring, fresh paint (interior and exterior), new asphalt shingles, updated water lines, and stylish fixtures. The main level welcomes you with a spacious living and dining area, a fully remodeled kitchen with brand-new cabinetry, countertops, and appliances, two generous bedrooms, a full bathroom, and a convenient laundry area with stacked washer and dryer. The illegal basement suite has a private side entrance and boasts a bright living/dining area, kitchen with newer cabinetry and cooktop, two spacious bedrooms, a full bathroom, and separate laundry. Additional features include a single detached garage with a new overhead door, a rear parking pad, and low-maintenance landscaping. Located in the desirable community of Glenbrook, just minutes from schools, parks, shopping, public transit, and downtown Calgary—this is a must-see property offering exceptional value and versatility.