

3123 37 Street SW
Calgary, Alberta

MLS # A2215923



\$570,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	869 sq.ft.	Age:	1958 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows		

Inclusions: Shed contents, 2 fridges, 2 stoves

Legal Secondary Suite | Numerous Recent Major Ticket Upgrades | Prime Glenbrook Location | Welcome to this well-maintained and legally suited home in the heart of Glenbrook—an ideal investment opportunity or mortgage-helper property in one of Calgary's most desirable inner-city neighborhoods. The main floor features original hardwood floors in excellent condition, with thoughtful updates including a new shower surround and updated pot lighting in the living room. The kitchen offers a full appliance set (including a new dishwasher) and an oversized pantry, providing excellent storage and functionality. Two well-proportioned bedrooms make the space ideal for roommates, small families, or those needing a home office. The bright and inviting legal basement suite offers newer vinyl plank flooring, 2 bedrooms—including a huge primary bedroom with a wall-to-wall closet—and large windows in every room ensuring plenty of natural light. The suite also includes a full bathroom with a tub—a sought-after feature for many tenants—as well as recently replaced private laundry. All windows in the home have been upgraded to energy-efficient, Low-E vinyl windows with solar shield glass, improving comfort and reducing energy costs. This home also features custom-fit, matching blinds for a clean, cohesive look. Recent upgrades include: • Roof replaced in 2021 • New 50-gallon hot water tank (2022)—sized for both suites • Furnace control board replaced in 2020 • New backyard fence built in 2022 • Recently replaced laundry appliances in both suites Each unit has separate entrances and access to a fully fenced backyard with a storage shed. Off-street parking for both suites adds convenience for tenants or owners alike. Located within walking distance to the

Westbrook C-Train Station, library, and Westbrook Mall, and just minutes from Mount Royal University, this property offers excellent rental potential and strong tenant demand year-round. This is a truly turn-key opportunity for investors or buyers looking for flexible living space and solid long-term value in a prime location. Open House Sunday from 11am - 1pm