

5620 37 Street, Calgary T3E 5M6

MLS®#: **A2106931** Area: **Lakeview** Listing Date: **03/07/24** List Price: **\$949,900**  
 Status: **Active** County: **Calgary** Change: **-\$30k, 22-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1966**  
Lot Information  
 Lot Sz Ar: **7,007 sqft**  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,213**  
 Low Sqft:  
 Ttl Sqft: **1,213**

DOM

**73**  
Layout  
 Beds: **6 (3 3 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Private Yard**

Construction: **Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**  
 Water Source: **Public**  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Stove(s),Washer,Water Softener,Window Coverings**  
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Storage**  
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	27`5" x 13`10"
Kitchen	Main	12`6" x 12`5"
Bedroom	Second	10`4" x 10`0"
5pc Bathroom	Second	7`6" x 10`0"
Bedroom	Lower	11`3" x 9`8"
Game Room	Basement	16`9" x 12`10"
3pc Bathroom	Basement	4`3" x 10`0"

Room	Level	Dimensions
Dining Room	Main	9`2" x 10`4"
Bedroom - Primary	Second	10`4" x 12`6"
Bedroom	Second	10`0" x 8`7"
Family Room	Lower	20`9" x 13`5"
2pc Bathroom	Lower	4`1" x 7`1"
Bedroom	Basement	9`10" x 9`3"
Bedroom	Basement	9`10" x 9`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**3048JK**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **Here is your opportunity to get into the community of Lakeview and take advantage of the R-C2 zoned property with stunning mountain views. This Fully Renovated 4 level split home, in the family friendly community of Lakeview. Upon entry, you first notice how light and open the main floor is. with Oak Hardwood floors flowing through the living and dining rooms. The chef's kitchen has gleaming white cabinets, stainless appliances, quartz counters and plenty of storage. The upper level has 3 well sized bedrooms and a renovated 4-piece bath. The 3rd level is inviting with big bright windows in the family room, another bedroom or office, 2-piece bath and features a backdoor with walk-up access to the backyard. The 4th level contains a recreation room, laundry room and 2 more bedrooms and 3-piece bath. These homes always feel much larger with the separate living areas for the family to spread out. The back yard is fully fenced, has mature landscaping and there is a detached double garage off the rear alley. The location has stunning mountain views and is a short walk to the Weaslehead pathways, shopping and great schools. And you will love the access to the new ring road and a short 12-minute commute to downtown. You do not want to miss out on this fantastic family home!**

Inclusions:  
Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















