



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3727 37 Street, Calgary T2L 2J2**

MLS®#: **A2162390**

Area: **Varsity**

Listing Date: **09/04/24**

List Price: **\$1,349,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1972**

Finished Floor Area

Abv Sqft: **2,263**

Low Sqft:

Ttl Sqft: **2,263**

Lot Information

Lot Sz Ar: **8,460 sqft**

Lot Shape:

DOM

**14**

Layout

Beds: **5 (4 1 )**

Baths: **3.5 (3 1)**

Style: **Split Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **High Efficiency,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Brick,Composite Siding,Stone,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**

Int Feat:

**No Smoking Home,Open Floorplan,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`1" x 11`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`8" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>18`11" x 17`8"</b>	<b>Entrance</b>	<b>Main</b>	<b>10`4" x 6`3"</b>
<b>Family Room</b>	<b>Main</b>	<b>23`6" x 11`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 9`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 3`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`5" x 3`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`6" x 11`10"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>7`4" x 7`1"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 9`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`7" x 5`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 11`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 10`5"</b>

Game Room  
Media Room  
Furnace/Utility Room

Lower  
Lower  
Lower

28`9" x 26`11"  
21`11" x 13`0"  
11`3" x 10`1"

3pc Bathroom  
Bedroom  
Cold Room/Cellar

Lower  
Lower  
Lower

8`6" x 5`1"  
13`2" x 12`8"  
9`0" x 8`4"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5886JK**

Zoning:  
**RC-1**

Remarks

Pub Rmks:

**OPEN HOUSE THIS SUNDAY SEPTEMBER 22 FROM 2 PM TO 4 PM. Incredible home in the highly sought-after Varsity community, directly across from the University of Calgary! Enjoy stunning views of the lush grounds, mature trees, and park spaces. With schools from elementary to university within walking distance, this is an ideal location for families. Inside, you'll be impressed by the open and spacious design, thoughtfully updated by the owners over the past six years. The expansive kitchen features quartz countertops, high-end cabinetry, and top-of-the-line appliances, including a six-burner Wolf gas stove. Large windows flood the space with natural light, beautifully complementing the rich laminate flooring and light ceramic tiles. This home offers nearly 3,900 square feet of developed living space across five levels, including four bedrooms, a den, and four bathrooms. The lower levels provide ample room for movie nights, gaming, workouts, or simply relaxing with family and friends. Upstairs, three well-appointed bedrooms await, including the impressive primary suite with an ensuite that's sure to delight. Both upstairs bathrooms feature heated floors and modern finishes. With numerous upgrades—including shingles, windows, furnaces, hot water tanks, and electrical—this home is move-in ready. The expansive yard (65 feet wide by 130 feet deep) boasts sunny west-facing exposure, ideal for backyard barbecues or a relaxing soak in the hot tub. The unique brick patio enclosure offers privacy and a cozy space for family gatherings. Don't miss the chance to view this special home—schedule a showing today with your favorite realtor!**

Inclusions:  
Property Listed By:

**HOT Tub**  
**RE/MAX Real Estate (Mountain View)**

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











