

# \$950,000 - 5604 37 Street Sw, Calgary

MLS® #A2161887

**\$950,000**

4 Bedroom, 4.00 Bathroom, 2,193 sqft  
Residential on 0.09 Acres

Lakeview, Calgary, Alberta

Modern Living combined with Establish Community! Live in Lakeview in a newer modern home! The perfect combination of location with all the benefits of a newer property. This fully finished extensively upgraded two story semi-detached home offers a total of four bedrooms, four bathrooms, extensive upgrading, and an insulated/drywalled double detached garage. All three floors offer extra height (9ft and 10ft) ceilings with extra high vaulted ceiling on the top floor providing a tremendous feeling of space throughout this home. There are three bedrooms, two bathrooms, and a separate laundry room on the top floor. The spacious master suite has a sitting area with large windows and a private west facing balcony to take advantage of the amazing mountain view! There is a full ensuite with heated tile flooring, double sinks, free standing tub, and an oversized tile/glass shower. An open concept through the main floor with the soaring ceilings is fantastic for entertaining and day-to-day living. The front living room has a fireplace and offers some terrific mountain views. The upgraded kitchen is a great focal point for your new home. Wide plank hardwood, quartz counters, upgraded stainless steel appliances, and a large island is great for entertaining friends and family. The second living space (dining area) at the back of the home has a second fireplace as well. The lower level with fourth bedroom, full bathroom with an oversized shower, family room with a full wet



bar â€“ fridge â€“ an exceptional wine room, complete your new living space. There is a patio area off the back of the home, leading you to your double car garage. If you are looking for the advantages of living in a newer property combined with a more central location in the community of Lakeview â€“ do not miss this opportunity!

Built in 2016

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2161887               |
| Price          | \$950,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,193                  |
| Acres          | 0.09                   |
| Year Built     | 2016                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 5604 37 Street Sw |
| Subdivision | Lakeview          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 4M6           |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, No Smoking Home   |
| Appliances        | Dishwasher, Microwave, Bar Fridge, Dryer, Garage Control(s), Gas Stove, Refrigerator, Range Hood, Washer, Window Coverings |
| Heating           | Natural Gas, Forced Air, In Floor  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Balcony, Other              |
| Lot Description   | Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Wood Frame, Stone, Stucco   |
| Foundation        | Poured Concrete             |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2024 |
| Days on Market | 215               |
| Zoning         | R-C2              |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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