

5312 37 Street SW
Calgary, Alberta

MLS # A2209960



\$939,900

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|------------------|--|---------------|-------------------|
| Division: | Lakeview | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,325 sq.ft. | Age: | 1967 (58 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Detached, Single Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Landscaped | | |

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|--------------------|------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Brick, Stucco | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: n/a

OPEN HOUSE SAT APRIL 26 FROM 1 - 4PM Your Family's Next Chapter Starts Here – In the Heart of Lakeview! This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family. Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades. Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth. The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuite—both with heated floors. Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette area—perfect for sleepovers, games nights, or teens needing their own space. You'll also find a spacious laundry room with a sink, front-load washer and dryer, and extra storage space. Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof. Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced—perfect for kids and pets. Parking and storage are no problem here—with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a

workshop. You'll love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown. This is more than a house—it's a place where your family can grow, laugh, and feel truly at home.