



**GRASSROOTS**  
REALTY GROUP

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**329 37 Street SW**  
**Calgary, Alberta**

**MLS # A2247396**



**\$699,900**

<b>Division:</b>	Spruce Cliff		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door C		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Few Trees, Interior Lot, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	H-GO
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully renovated 2-storey home in the highly desirable community of Spruce Cliff, offering 1,418 sq. ft. of stylish living in a quiet and peaceful location. Perfectly positioned close to downtown Calgary and all major arteries, this home provides easy access to parks, shopping, and scenic walking trails—just one block away from the stunning Edworthy Park ravine, where nature and city living meet. Upstairs, you’ll find two spacious master bedrooms, each with its own private balcony—perfect for enjoying morning coffee or evening sunsets. The primary master suite features a generous walk-in closet, while the home also boasts a fully finished basement complete with its own walk-in closet, offering versatile space for guests, a home office, or recreation. The basement also has a kitchen bar—great for a mother-in-law suite or a private suite for your teenager. With three and a half beautifully appointed bathrooms, there’s plenty of comfort and convenience for family and visitors alike. The interior has been completely transformed with new windows, doors, casings, baseboards, and flooring throughout. The stunning brand-new two-tone kitchen features quartz countertops, modern cabinetry, and premium stainless steel appliances, creating the perfect space for cooking and entertaining. The inviting living room centers around a charming wood-burning brick fireplace, adding warmth and character to the home. Outside, the property boasts a front-drive garage, a huge driveway, a manicured lawn, a concrete patio, and a spacious rear deck off the main floor for outdoor gatherings. This move-in-ready home combines modern finishes, thoughtful design, and an unbeatable location—truly a rare find in one of Calgary’s most sought-after neighborhoods.

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