



**2006 37 Street SE  
Calgary, Alberta**

**MLS # A2289604**



**\$559,000**

<b>Division:</b>	Forest Lawn		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, No Animal Home		

**Inclusions:** None

Originally constructed in 2008 and professionally rebuilt under TD Insurance’s approved contractor program, this detached home offers the feel of newer construction within an established inner SE location. With 1,681 sq ft above grade and high ceilings on both levels, the home features a functional and spacious layout rarely found at this price point. The main floor includes a bright living and dining area anchored by a striking three-way tiled fireplace, a versatile den or bedroom, powder room, mudroom, and a thoughtfully designed kitchen with extensive cabinetry and prep space. Upstairs offers three generously sized bedrooms, including a primary suite with a five-piece ensuite and dual closets. Luxury vinyl plank flooring runs throughout the main and upper levels, creating a clean, modern aesthetic. The unfinished basement includes laundry rough-ins and provides excellent future development potential. Buyers may explore secondary suite options, subject to City approval and zoning requirements. The 20’11” x 17’1” garage was also rebuilt, offering functional parking and storage space that adds meaningful value. Situated on a large rectangular lot just minutes from downtown, transit, schools, shopping, and major routes, this home presents a compelling opportunity for buyers seeking modern standards, space, and long-term flexibility &mdash; without new-build pricing. Full rebuild documentation available upon request.