



GRASSROOTS
REALTY GROUP

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633 37 Street SW
Calgary, Alberta

MLS # A2291409



\$929,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,983 sq.ft.	Age:	1959 (67 yrs old)
Beds:	9	Baths:	4
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Level, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Storage		

Inclusions: 2 Stoves, 2 Fridges, 2 Washers, 2 Dryers

Huge potential to redevelop this full side x side duplex on a huge 50' x 160' lot on the quiet end of 37th street in the desirable community of Spruce Cliff. Over 3000 sqft of developed living space, including a total of 9 bedrooms, 4 bathrooms, side entrances for easy development, extra long backyards with double car garage plus two parking pads. Oversized sunny windows, hardwood flooring throughout, big family rooms with vaulted ceilings that wrap around to the large dining rooms & galley kitchens. Both sides have 3 bedrooms up & well maintained 4-piece baths. The lower levels both include finished bathrooms, rough in for full kitchen, additional family rooms & their separate laundry rooms. Amazing inner-city location close to Westbrook Mall, Shaganappi Point LRT Station, bus stops, Walmart, gyms, coffeeshops, restaurants, grocery shopping, schools, parks, playgrounds, the Shaganappi Point Golf Course, Edworthy Park, Bow Trail, Crowchild Trail, Sarcee Trail not to mention minutes from Mount Royal University, University of Calgary, Downtown Calgary & more!