



514 37 Street NW
Calgary, Alberta

MLS # A2143643



\$925,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,633 sq.ft.	Age:	1952 (72 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated, Oversiz		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Skylight(s)		

Inclusions: dishwasher, electric stove, hood fan, micro-wave, fridge, washer&dryer, window coverings

This expansive and bright bungalow is located on a full-sized RC2 lot in one of the city's most desirable neighborhood of Parkdale. Offering over 2600 sq ft of developed living space, it is move-in ready . The main floor includes a well-lit, west-facing living space and a stunning sunroom with vaulted ceilings and skylights. Adjacent to the dining area is a cozy den featuring a wood-burning fireplace. The kitchen is equipped with modern cabinets, stainless steel appliances, plenty of storage, and access to the backyard deck. Each of the two large bedrooms has a private 4-piece en-suite. The basement offers a recreational space, two additional sizable bedrooms, a 4-piece bathroom, and an office area. Recent updates include new interior and exterior paint, a new fence and gate, a newer roof, and fresh carpeting. The home's curb appeal is enhanced by its welcoming exterior and low-maintenance landscaping. The heated and insulated double garage includes a 220-volt outlet. The bungalow's prime location is unmatched, within walking distance to Foothills Hospital and the renowned Westmount Charter School, and it provides easy access to the Bow River Pathway System, downtown, and the mountains to the west.