



6832 37 Avenue NE
Calgary, Alberta

MLS # A2150492



\$588,000

Division:	Temple		
Type:	Residential/House		
Style:	4 Level Split, Acreage with Residence		
Size:	1,196 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Laminate Counters		

Inclusions: None

Exceptional custom-built family home offering over 2400 sqft of living space. This home features oak cabinets, bannisters, and spindles. The well-thought-out design includes French doors seamlessly connecting the dining room to the deck. Boasting 4 bedrooms, 3 full baths, a third-level walkout, and a fully finished basement, this home provides comfort and versatility. The basement features a beautiful wood and brick-facing wood-burning fireplace, perfect for creating cozy memories with family and friends.