



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**3337 37 Street SW**  
**Calgary, Alberta**

**MLS # A2201713**



**\$665,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	843 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** N/A

Ideal property for first-time home buyers and investors alike. Fully renovated duplex with 1535 Sqft of living space featuring 4-bedrooms, 2-bath in a prime location. New vinyl flooring, bathroom fixtures, water lines, asphalt shingles and freshly painted both inside and outside. Fully loaded kitchen and washer/dryer on both main floor and basement. Separate walkout to a fully finished basement. Detached garage with new overhead door and a parking pad. Conveniently located near shopping, parks, schools, and downtown.