

**5312 37 Street SW
Calgary, Alberta**

MLS # A2233937



\$835,000

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Rolled/Hot Mop	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

This updated home sits on a 60-foot-wide lot with mountain views, offering so much space—inside and out—for a growing family. Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades. Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth. The main level offers three bedrooms and two beautifully updated bathrooms, including a private ensuite—both with heated floors. Downstairs is where the fun really begins! The fully finished basement includes a cozy family room with display fireplace, a third full bathroom, two spacious bedrooms, and a super fun kids’ playhouse area that can stay or be removed. There’s even a kitchenette area—perfect for sleepovers, game nights, or teens needing their own space. With the approval of the City of Calgary, there is potential to develop a basement with a legal suite, which opens the door for rental income or multi-generational living. Check with the City regarding permitting and approvals. You’ll also find a spacious laundry room with sink, front-load washer and dryer, and great storage. Upgrades include: • Fresh paint on the main level • LED lighting • Newer windows & roof • Furnace (2022) & hot water tank (2021) Outside, the massive backyard offers east and west sun exposure, plenty of space to garden, play, or relax. Enjoy a custom concrete patio area, mature trees—including a fantastic climbing tree with a swing—and a fully fenced yard for kids and pets. Parking & storage are a dream here: a single attached garage plus a newer, heated and insulated oversized double detached

garage—perfect for bikes, tools, or even a workshop. You're walking distance to top-rated schools, parks, and the Glenmore Reservoir, and just a quick drive to downtown. This is more than a house—it’s a place where your family can grow, laugh, and feel truly at home.