

\$559,900 - 3337 37 Street Sw, Calgary

MLS® #A2215745

\$559,900

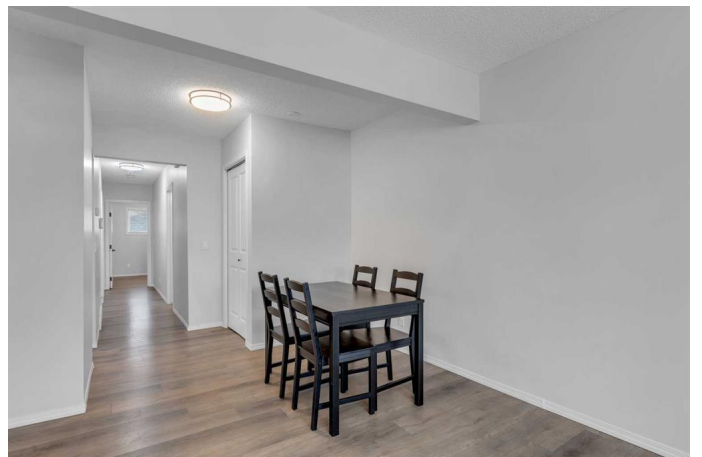
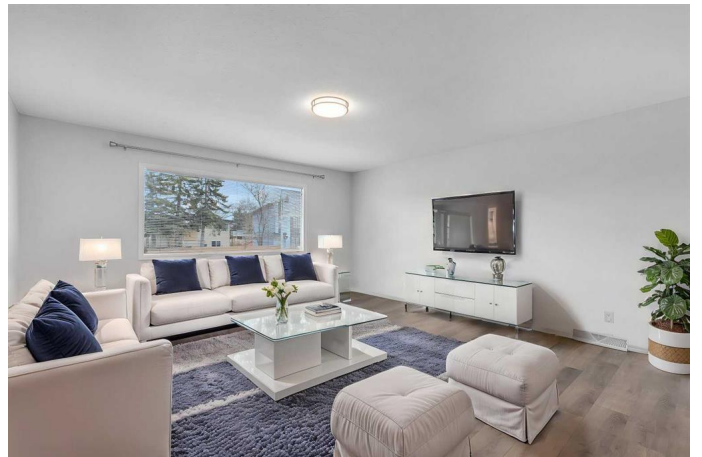
4 Bedroom, 2.00 Bathroom, 960 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Exceptional Investment Opportunity 2 bedrooms up and 2 bedrooms down â€“ Separate entrance to lower level. Nicely updated duplex featuring modern finishes, ideal for investors or owner-occupiers. The upper suite offers a spacious living room, newer vinyl/hardwood flooring, remodeled kitchen with stainless appliances, backsplash, and quality countertops; plus two generous bedrooms, full bath, and in-suite laundry. The illegal basement suite with its own private side entrance, includes newer cabinets, roomy living and dining area, two bedrooms, full bathroom, and separate laundry. Recent upgrades include vinyl flooring throughout, fresh interior and exterior paint, 2023 new roof, modern fixtures, updated water and sewer lines, and replacement of 50% of the windows. A detached single garage complete the package. Located in a highly desirable area, this property offers outstanding access to top-rated schools, easy transit, shopping, parks, and all essentials. Its proximity to everything enhances both liveability and rental appeal.

Whether you choose to live upstairs and rent the lower suite, or hold it as an income property, this home delivers turn-key convenience, reliable cash flow, and prime positioning in a sought-after neighbourhood.

Built in 1960



Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2215745 |
| Price | \$559,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 960 |
| Acres | 0.07 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 3337 37 Street Sw |
| Subdivision | Glenbrook |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 3B9 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | Concrete Driveway, Garage Door Opener, Single Garage Attached, Garage Faces Rear |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Separate Entrance, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, See Remarks, Suite, Exterior Entry |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|----------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 29th, 2025 |
| Days on Market | 97 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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