

# \$965,000 - 5804 37 Street Sw, Calgary

MLS® #A2199176

**\$965,000**

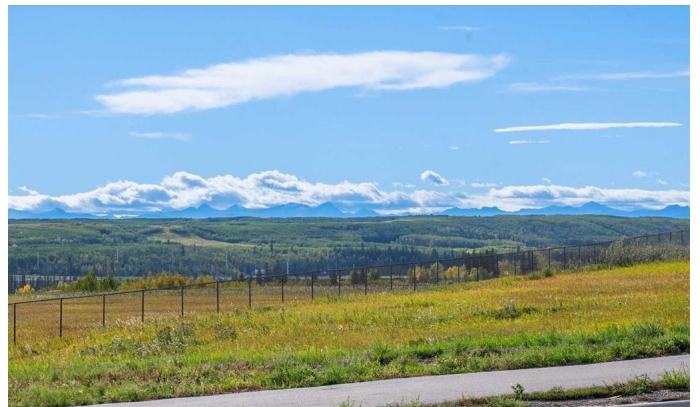
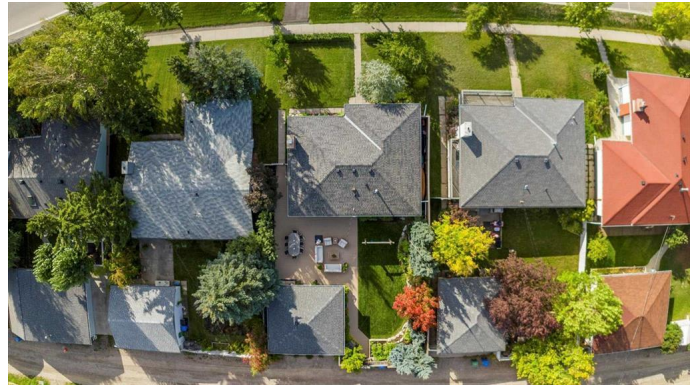
4 Bedroom, 2.00 Bathroom, 1,155 sqft  
Residential on 0.16 Acres

Lakeview, Calgary, Alberta

\*OH | Sunday | March 9 | 11:00am-1:00pm & 2-4:30pm\* Beautifully renovated brick bungalow with views of the mountains in desirable Lakeview. Thoughtfully updated with luxurious designer finishes, 4 bedrooms, 2 full bathrooms and 2120 square feet of living space, this artfully curated home is the perfect blend of form and function. Recent upgrades include new top of the line furnace (2024), new air conditioner with HRV system (2024), new custom built-in cabinetry (2023), new paint and lighting (2023), and so much more.

This home exudes style from the moment you enter. The spacious and bright main living space features a full height brick fireplace, oak hardwood flooring, built-in shelving and dining bench and fantastic views of the Alberta foothills and Rocky Mountains. You will love cooking in the bright and beautifully finished kitchen with itâ€™s quartz counters, Dacor gas range and pretty accent tiles.

The primary bedroom and two additional bedrooms are located on the main level, all with custom closet storage systems and beautiful hardwood flooring. The lower level boasts three large south and west facing windows for loads of natural light, and the secret play room is an absolute delight. There is an additional large bedroom, gorgeous full washroom and a large laundry room with sink and loads of storage.



Your outdoor yards and living spaces have been professionally landscaped with established perennials, mature trees, gardens and a very large, sunny deck with 3 gas hook-ups. The fully fenced back yard has so much room for kids or pets, and a full irrigation system with 8 zones throughout the property keeps everything lush.

Lakeview is a highly sought-after neighbourhood, ideally located near North Glenmore Park and the city's extensive bike path system. There are fantastic schools in walking distance, and great shops and amenities all in the area. A quiet neighbourhood with quick access to the ring road and major roadways, this well situated home is perfect for busy families. Timeless beauty, thoughtful design and desirable location make this home the perfect place for your family's next chapter.

Built in 1967

### **Essential Information**

MLS® #	A2199176
Price	\$965,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.16
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	5804 37 Street Sw
Subdivision	Lakeview

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M6

### **Amenities**

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Bookcases, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings, ENERGY STAR Qualified Washer, Water Purifier, Water Softener
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R-CG

## Listing Details

Listing Office            Sotheby's International Realty Canada

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