# \$950,000 - 5604 37 Street Sw, Calgary

MLS® #A2161887

## \$950,000

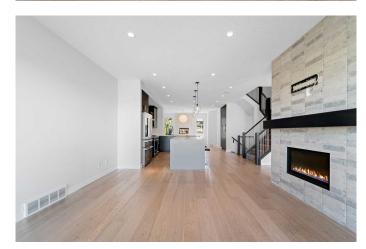
4 Bedroom, 4.00 Bathroom, 2,193 sqft Residential on 0.09 Acres

Lakeview, Calgary, Alberta

**NEW GREAT PRICE! Modern Living** combined with Establish Community! Live in Lakeview in a newer modern home! The perfect combination of location with all the benefits of a newer property. This fully finished extensively upgraded two story semi-detached home offers a total of four bedrooms, four bathrooms, extensive upgrading, and an insulated/drywalled double detached garage. All three floors offer extra height (9ft and 10ft) ceilings with extra high vaulted ceiling on the top floor providing a tremendous feeling of space throughout this home. There are three bedrooms, two bathrooms, and a separate laundry room on the top floor. The spacious master suite has a sitting area with large windows and a private west facing balcony to take advantage of the amazing mountain view! There is a full ensuite with heated tile flooring, double sinks, free standing tub, and an oversized tile/glass shower. An open concept through the main floor with the soaring ceilings is fantastic for entertaining and day-to-day living. The front living room has a fireplace and offers some terrific mountain views. The upgraded kitchen is a great focal point for your new home. Wide plank hardwood, quartz counters, upgraded stainless steel appliances, and a large island is great for entertaining friends and family. The second living space (dining area) at the back of the home has a second fireplace as well. The lower level with fourth bedroom, full bathroom with an oversized shower, family room with a full wet







bar – fridge – an exceptional wine room, complete your new living space. There is a patio area off the back of the home, leading you to your double car garage. If you are looking for the advantages of living in a newer property combined with a more central location in the community of Lakeview – do not miss this opportunity!

#### Built in 2016

#### **Essential Information**

MLS® # A2161887 Price \$950,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,193
Acres 0.09
Year Built 2016

Type Residential

Sub-Type Semi Detached

Style Side by Side, 2 Storey

Status Active

# **Community Information**

Address 5604 37 Street Sw

Subdivision Lakeview
City Calgary
County Calgary
Province Alberta
Postal Code T3E 4M6

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Insulated

# of Garages 2

# Interior

Interior Features High Ceilings, No Smoking Home

Appliances Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove,

Microwave, Refrigerator, Range Hood, Washer, Window Coverings

Heating Forced Air, In Floor, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Balcony, Other

Lot Description Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 31st, 2024

Days on Market 195

Zoning R-C2

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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