

\$875,000 - 5312 37 Street Sw, Calgary

MLS® #A2209960

\$875,000

5 Bedroom, 3.00 Bathroom, 1,325 sqft
Residential on 0.17 Acres

Lakeview, Calgary, Alberta

***OPEN HOUSE SUNDAY JUNE 1 FROM
11AM - 1PM* Your Family's Next Chapter
Starts Here – In the Heart of Lakeview!**

This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family.

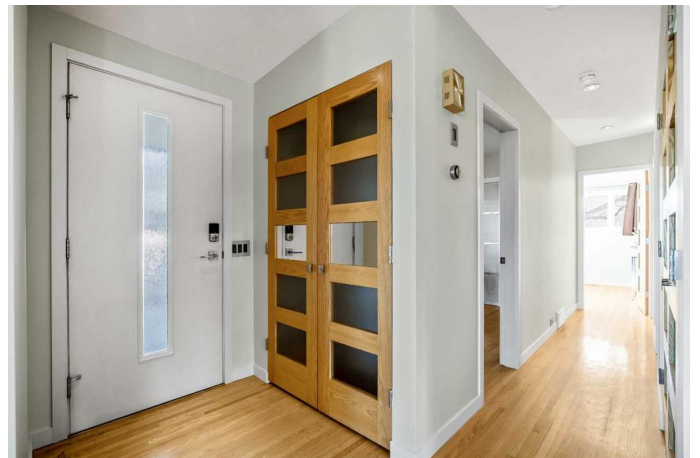
Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades.

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 3 bedrooms, two beautifully updated bathrooms, including a private ensuite – both with heated floors.

Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette area – perfect for sleepovers, games nights, or teens needing their own space.

You'll also find a spacious laundry room with a sink, front-load washer and dryer, and



extra storage space.

Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof.

Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced—perfect for kids and pets.

Parking and storage are no problem here—with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop.

You'll love being close to top-rated schools, parks, 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.

Built in 1967

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209960 |
| Price | \$875,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,325 |
| Acres | 0.17 |
| Year Built | 1967 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 5312 37 Street Sw |
| Subdivision | Lakeview |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 5M5 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Detached, Single Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Other |
| Lot Description | Back Lane, Landscaped |
| Roof | Asphalt Shingle, Rolled/Hot Mop |
| Construction | Brick, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 49 |

Zoning R-CG

Listing Details

Listing Office CIR Realty

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