



## 3727 37 Street Calgary Alberta

\$1,299,900

OPEN HOUSE THIS SUNDAY OCTOBER 13TH FROM 2 PM TO 4.30PM. Incredible home in the highly sought-after Varsity community, directly across from the University of Calgary! Enjoy stunning views of the lush grounds, mature trees, and park spaces. With schools from elementary to university within walking distance, this is an ideal location for families. Inside, you'll be impressed by the open and spacious design, thoughtfully updated by the owners over the past six years. The expansive kitchen features quartz countertops, high-end cabinetry, and top-of-the-line appliances, including a six-burner Wolf gas stove. Large windows flood the space with natural light, beautifully complementing the rich laminate flooring and light ceramic tiles. This home offers nearly 3,900 square feet of developed living space across five levels, including four bedrooms, a den, and four bathrooms. The lower levels provide ample room for movie nights, gaming, workouts, or simply relaxing with family and friends. Upstairs, three well-appointed bedrooms await, including the impressive primary suite with an ensuite that's sure to delight. Both upstairs bathrooms feature heated floors and modern finishes. With numerous upgrades—including shingles, windows, furnaces, hot water tanks, and electrical—this home is move-in ready. The expansive yard (65 feet wide by 130 feet deep) boasts sunny west-facing exposure, ideal for backyard barbecues or a relaxing soak in the hot tub. The unique brick patio enclosure offers privacy and a cozy space for family gatherings. Don't miss the chance to view this special home—schedule a showing today with your favorite realtor! (id:6769)

Primary Bedroom 13.50 Ft x 11.83 Ft

Other 7.33 Ft x 7.08 Ft

4pc Bathroom 10.58 Ft x 9.42 Ft

4pc Bathroom 9.58 Ft x 5.83 Ft

Bedroom 11.50 Ft x 11.42 Ft

Bedroom 11.50 Ft x 10.42 Ft

Recreational, Games room 28.75 Ft x 26.92 Ft

3pc Bathroom 8.50 Ft x 5.08 Ft

Furnace 11.25 Ft x 10.08 Ft

Cold room 9.00 Ft x 8.33 Ft

Kitchen 14.08 Ft x 11.67 Ft

Dining room 11.67 Ft x 9.25 Ft

Living room 18.92 Ft x 17.67 Ft

Other 10.33 Ft x 6.25 Ft

Family room 23.50 Ft x 11.58 Ft

Bedroom 14.92 Ft x 9.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)



See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

Media 21.92 Ft x 13.00 Ft

2pc Bathroom 6.58 Ft x 3.67 Ft

Bedroom 13.17 Ft x 12.67 Ft