



## 514 37 Street Calgary Alberta

\$899,900

This expansive and bright bungalow is located on a full-sized RC2 lot in one of the city's most desirable neighborhood of Parkdale. Offering over 2600 sq ft of developed living space, it is move-in ready . The main floor includes a well-lit, west-facing living space and a stunning sunroom with vaulted ceilings and skylights. Adjacent to the dining area is a cozy den featuring a wood-burning fireplace. The kitchen is equipped with modern cabinets, stainless steel appliances, plenty of storage, and access to the backyard deck. Each of the two large bedrooms has a private 4-piece en-suite. The basement offers a recreational space, two additional sizable bedrooms, a 4-piece bathroom, and an office area. Recent updates include new interior and exterior paint, a new fence and gate, a newer roof, and fresh carpeting. The home's curb appeal is enhanced by its welcoming exterior and low-maintenance landscaping. The heated and insulated double garage includes a 220-volt outlet. The bungalow's prime location is unmatched, within walking distance to Foothills Hospital and the renowned Westmount Charter School, and it provides easy access to the Bow River Pathway System, downtown, and the mountains to the west. (id:6769)

Recreational, Games room 24.17 Ft x 17.25 Ft

Den 12.83 Ft x 10.75 Ft

Bedroom 10.92 Ft x 10.83 Ft

Bedroom 10.83 Ft x 9.42 Ft

4pc Bathroom 9.33 Ft x 7.25 Ft

Laundry room 7.58 Ft x 7.58 Ft

Eat in kitchen 14.58 Ft x 12.58 Ft

Living room 20.92 Ft x 11.58 Ft

Dining room 12.50 Ft x 9.08 Ft

Family room 16.42 Ft x 13.75 Ft

Primary Bedroom 12.92 Ft x 11.50 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Other 6.25 Ft x 4.67 Ft

Bedroom 11.08 Ft x 8.58 Ft

4pc Bathroom 7.33 Ft x 6.17 Ft

Sunroom 16.17 Ft x 15.00 Ft

Listing Presented By:



Originally Listed by:  
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**Mirror**

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