



# 1139 37 Street Calgary Alberta

\$579,000

FULLY RENOVATED WITH WALK OUT BASEMENT SUITE (illegal) WITH SEPERATE ENTRANCE!! Welcome to your new home fabulously situated in the heart of Forest lawn on a very quiet street. 3 bedrooms up and one bedroom down + 3 full bathrooms, total 1808 sq. ft. living space, close to many schools, shopping, malls, C-train station, bus routes. This fully renovated 2 story walkout home is ready for your family to move in. New asphalt shingles (2022), new appliances and much more.. Rent the lower level to help off set mortgage payments. Or just use it for air B&B. Live up stairs with 3 bedrooms & 2 full bath, completely renovated with high end appliances, quartz counter tops throughout, gorgeous flooring bright windows with blinds for privacy, bedrooms are carpeted for cozy winter mornings with stylish tiled bathrooms, easy to clean laminate floors, brand new (14'x16') huge deck off the main entrance with fully fenced garden with large shed for storage. The sun sets on the back deck is beautifully surrounded by mature trees for privacy. we all know that having great neighbors is a must! They will become family in no time as they are super friendly and eager to help when needed. The separate entrance and separate laundry for the lower level walkout basement doesn't feel like a basement at all, its very bright, clean and as above loaded with brand new quartz counter tops, appliances, carpet and laminate flooring. If you have a larger family, or wanting to look after elderly parents then this is the home for you. Don't hesitate to come and check out this unique home , this could be yours before Christmas!! (id:6769)

Bedroom 16.08 Ft x 10.58 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 12.00 Ft x 9.00 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 13.08 Ft x 10.00 Ft

Primary Bedroom 13.92 Ft x 11.00 Ft  
Living room 14.25 Ft x 11.50 Ft  
Kitchen 12.00 Ft x 11.58 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



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