

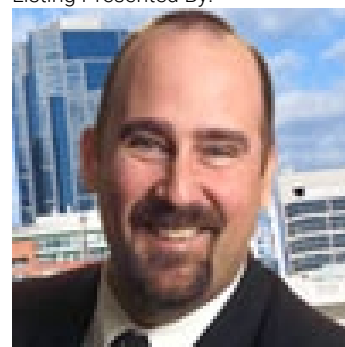


3707 37 Street Calgary Alberta

\$1,159,000

Located in the highly sought-after University area of Varsity, this updated family home presents an exceptional opportunity in one of Calgary's most established communities. Offering 2,325.80 sq. ft. of developed living space, the home has been thoughtfully renovated over the years and provides bright, functional living on every level. The main floor features inviting living and dining areas with large picture windows, rich natural hardwood floors, and a statement fireplace that anchors the space. The updated kitchen is equipped with stainless steel appliances and connects seamlessly to the formal dining area and a private family room—ideal for both everyday living and entertaining. Set on an expansive lot of over a quarter acre (approximately 85' x 131'), the property offers exceptional frontage and depth—rare for this location. The beautifully treed backyard and sun-filled patio create a private outdoor setting ideal for relaxing or hosting family and friends. Upstairs, you'll find four spacious bedrooms, including a generous primary suite complete with a renovated ensuite and walk-in closet. The fully developed lower level adds excellent recreation and media space, an additional four-piece bathroom, and a fifth bedroom—ideal for guests, a home office, or a growing family. Outside, the home includes a double garage and a driveway with parking for up to four vehicles, all overlooking a mature, tree-lined street with park views. Within walking distance to the University of Calgary and close to top-rated schools, shopping, and amenities, this move-in-ready home offers outstanding value in a premier Varsity location. (id:6769)

Listing Presented By:



Originally Listed by:
4th Street Holdings Ltd.

RE/MAX Realty Professionals

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- Laundry room 11.00 Ft x 29.08 Ft
- Family room 22.83 Ft x 12.25 Ft
- 3pc Bathroom 6.00 Ft x 6.33 Ft
- Bedroom 10.17 Ft x 11.33 Ft
- Other 5.75 Ft x 9.75 Ft
- Living room 12.00 Ft x 17.42 Ft
- Dining room 11.42 Ft x 12.50 Ft
- Other 12.58 Ft x 14.50 Ft
- 2pc Bathroom 5.00 Ft x 4.50 Ft

- Family room 11.58 Ft x 17.75 Ft
- Bedroom 9.08 Ft x 10.17 Ft
- Other 4.00 Ft x 3.25 Ft
- 4pc Bathroom 4.92 Ft x 7.42 Ft
- Primary Bedroom 13.33 Ft x 10.83 Ft
- 4pc Bathroom 7.33 Ft x 9.67 Ft
- Other 8.33 Ft x 5.42 Ft
- Bedroom 10.17 Ft x 13.00 Ft
- Bedroom 8.33 Ft x 10.92 Ft