

\$619,900 - 6012 37 Street Sw, Calgary

MLS® #A2199771

\$619,900

3 Bedroom, 3.00 Bathroom, 1,123 sqft
Residential on 0.07 Acres

Lakeview, Calgary, Alberta

Welcome to this beautifully updated 3 bed, 2 1/2 bath home highlighting over 1600 sqft of finished living space in the ever desirable community of Lakeview!

Passing by the cozy front porch and entering the homes main level youâ€™ll notice timeless oak hardwood floors underfoot and loads of natural light filling the entire living area. The well thought out kitchen utilizes every inch of space while showcasing stylish stainless steel appliances, water falling quartz countertops, farm sink with reverse osmosis filtering system on hand and plenty of cabinet space with additional pullouts for extra storage. It also has a built in coffee cabinet with a pullout top shelf to support and display anything from your home brewing pour over set up, to your espresso machine! The oak hardwood is continued in the upper level where youâ€™ll find 2 generously sized secondary bedrooms, as well as a master retreat with built in wardrobe and views of the Mountains. The well-appointed full bathroom is just down the hall and features a nicely finished tiled tub and shower with dual head rain shower!

The homes lower level is all about the details with shiplap walls, hexagon backsplash, quartz countertops and stylish cabinetry all to be found in the laundry room! Heading through this area the basement opens up to a well thought out main living space that could easily be made into a fourth bed and an extremely well done full bathroom showcasing in floor heat, a dual sink vanity with stylish gold



fixtures and a dual head steam shower supplied by the homes on demand hot water system meaning youâ€™ll never run out of hot water!

The backyard offers a great space for the kids to run around or a garden to thrive as well as a large deck with pergola to relax beneath. This home also boasts an oversized 21â€™ x 23â€™ heated garage with high ceilings and provides plenty of room for your vehicles and storage needs.

Outdoor enthusiast will love stepping outside to the bike path directly out the front door leading straight to North Glenmore Park and the intricate trail systems around the Reservoir and Weasle Head Flats. With Glenmore Trail and the ring road just minutes away, youâ€™ll have quick access to all the amenities you need and an easy commute to the Mountains! This home combines luxury, convenience, and timeless style â€“ all in one of Calgaryâ€™s most desirable neighbourhoods. Donâ€™t miss the opportunity to call it your own!

Built in 1967

Essential Information

MLS® #	A2199771
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.07
Year Built	1967
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	6012 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Double Vanity, Quartz Counters, Vinyl Windows, Steam Room, Tankless Hot Water
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dock, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, City Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

Listing Office	Boutique Real Estate Group Inc.
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