

# \$875,000 - 5312 37 Street Sw, Calgary

MLS® #A2209960

**\$875,000**

5 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 0.17 Acres

Lakeview, Calgary, Alberta

**\*OPEN HOUSE SUNDAY JUNE 1 FROM  
11AM - 1PM\* Your Family's Next Chapter  
Starts Here – In the Heart of Lakeview!**

This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family.

Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades.

Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth.

The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuite – both with heated floors.

Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette area – perfect for sleepovers, games nights, or teens needing their own space.

You'll also find a spacious laundry room with a sink, front-load washer and dryer, and



extra storage space.

Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof.

Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced—perfect for kids and pets.

Parking and storage are no problem here—with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop.

You'll love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown.

This is more than a house—it's a place where your family can grow, laugh, and feel truly at home.

Built in 1967

**Essential Information**

MLS® #	A2209960
Price	\$875,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.17
Year Built	1967
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5312 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M5

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle, Rolled/Hot Mop
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	April 17th, 2025
Days on Market	56

Zoning R-CG

Listing Details

Listing Office CIR Realty

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