# \$629,800 - 1103 37 Street Se, Calgary

MLS® #A2219369

#### \$629,800

4 Bedroom, 4.00 Bathroom, 2,063 sqft Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

Spacious & Stylish Half Duplex – Over 2,060 SQFT of Modern Comfort! Step into this stunning 4-bedroom, 3.5-bathroom half duplex that seamlessly combines contemporary design with everyday functionality. The open-concept main floor showcases elegant hardwood flooring that extends up the stairs and throughout the second level. The modern kitchen is a chefâ€<sup>TM</sup>s dream, featuring stainless steel appliances, a corner pantry, and an oversized quartz island—perfect for gatherings and casual dining.

The inviting family room is centered around a beautiful stone-finish fireplace, while the iron spindle staircase leads you to a bright upper level, highlighted by a skylight and cozy loft spaceâ€"ideal as a reading nook or home office.

Retreat to the spacious primary suite with a massive walk-in closet and a luxurious spa-like ensuite complete with a jetted corner tub and separate shower. Two additional well-sized bedrooms, a 4-piece main bath, and a conveniently located upper-floor laundry room round out the upstairs.

The fully finished basement adds exceptional value, offering a large rec room, a flexible space for hobbies or a gym, an additional bedroom, and another full bathroomâ€"ideal for guests or multi-generational living. Enjoy sunny afternoons on the backyard patio, and appreciate the double detached garage, fully insulated and drywalled for year-round







convenience.

This home truly offers the best in space, style, and comfort—don't miss your chance to make it yours!

Built in 2013

# **Essential Information**

MLS® #	A2219369
Price	\$629,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,063
Acres	0.07
Year Built	2013
Туре	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

# **Community Information**

Address	1103 37 Street Se
Subdivision	Forest Lawn
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 1E2

### Amenities

Parking Spaces	3
Parking	Double Garage Detached, Insulated
# of Garages	2

#### Interior

Interior Features	Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry,
	Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,

	Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

#### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	2
Zoning	R-CG

#### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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