



417 37 Street SW
Calgary, Alberta

MLS # A2306857



\$619,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	934 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to this well-maintained and thoughtfully updated attached bungalow, ideally located on a quiet, tree-lined street just minutes from downtown, transit, schools, parks, and everyday amenities. The main floor offers a bright, functional layout with large updated windows that fill the space with natural light, along with fresh paint throughout. The spacious living and dining areas flow into the kitchen, now featuring new laminate flooring for a clean, modern touch. Two comfortable bedrooms and a full bathroom complete the main level, with the second bedroom providing direct access to the backyard and additional laundry hookups. Downstairs, a separate entrance leads to an illegal suite, offering excellent flexibility for extended family or future rental opportunities. This level includes a generous living space with kitchenette, a large bedroom, full bathroom, and its own laundry setup. Set on an impressive 25 ft x 160 ft lot, the west-facing backyard is perfect for enjoying sunny afternoons and features an oversized single garage, extra parking via gravel pad, garden beds, and a storage shed. The roof was replaced approximately 10 years ago. Whether you're looking for a place to call home or a smart investment in a sought-after inner-city location, this property is full of potential.