



GRASSROOTS
REALTY GROUP

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6716 37 Avenue NE
Calgary, Alberta

MLS # A2329742



\$589,900

Division:	Temple		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,187 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Digital thermostat, wall mounted shelves, Garage shelving, Basement suite: fridge, cooktop, built in oven and dishwasher

A legal basement suite is one of the most sought-after features in today's market, and when paired with a beautifully maintained and freshly painted bi-level on a quiet street in a well established neighbourhood,, the result is an exceptional opportunity for homeowners and investors alike. Filled with natural light and thoughtfully updated throughout, the main level offers a warm and welcoming atmosphere. The spacious living room flows effortlessly into the dining area, while the bright kitchen features generous cabinetry, ample counter space, and room for a breakfast table, making it the perfect space for both everyday living and entertaining. Two comfortable bedrooms and a well-appointed full bathroom complete the main floor, providing a functional layout that is ideal for families, first-time buyers, or those looking to downsize without sacrificing space. The legal lower-level suite significantly enhances the home's versatility and value with a 2 bedroom, 1 bath LEGAL SUITE. Whether you are looking to offset your mortgage with rental income, accommodate extended family, create a private space for adult children, or add a strong investment property to your portfolio, this space offers endless possibilities. Separate living spaces allow everyone to enjoy their own privacy while benefiting from the flexibility of multi-generational living or income generation. Outside, you will discover a large, fully fenced backyard designed for enjoying every season. The expansive deck is perfect for summer barbecues, entertaining friends, or simply relaxing with your morning coffee. An oversized double detached garage provides abundant room for vehicles, storage, and hobbies, while mature trees create a private and peaceful setting. Upgrades include windows on the main floor, HW tank in 2021, roof 2016 and recently painted walls, doors, cabinets and trim

throughout. Ideally located close to schools, parks, shopping, public transit, and major commuter routes, this home combines everyday convenience with outstanding long-term value. Whether you are searching for a place to call home or a smart real estate investment, this property offers the flexibility, income potential, and lifestyle today's buyers are looking for.