



GRASSROOTS
REALTY GROUP

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431 37 Street SW
Calgary, Alberta

MLS # A2336101

\$517,499



Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	754 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating: Forced Air

Floors: Carpet, Vinyl Plank

Roof: Tar/Gravel

Basement: Full

Exterior: Brick, Stucco

Foundation: Poured Concrete

Features: Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: H-GO

Utilities: -

Inclusions: N/A

OPEN HOUSE SUN OCT 18TH 11AM-2PM Welcome to this bright and beautifully updated semi-detached home in the desirable inner-city community of Spruce Cliff, offering just under 1,500 sqft of developed living space, 3 bedrooms, 1.5 bathrooms and NO CONDO FEES. Well maintained and updated, this home offers an open and functional layout that is perfect for first-time buyers, young professionals or investors. The main level is filled with natural light and features a spacious living area with an updated fireplace, modern flooring and large windows. The open concept kitchen has been refreshed with white cabinetry, butcher block countertops, subway tile backsplash, stainless steel appliances, a farmhouse-style sink and a generous peninsula with seating creating an inviting space for everyday living and entertaining. Just off the living area, sliding patio doors lead to the front balcony, while the addition of exterior stairs provides convenient direct access to the backyard making it great for pets! The lower level offers three well sized bedrooms, including a spacious primary bedroom with excellent natural light, along with a full 4-piece bathroom. Outside, the fenced backyard provides plenty of room for kids, pets, summer BBQs or evenings around the fire. Parking features with a single detached garage, additional rear parking pad and plenty of street parking out front. Additional improvements include updated flooring, refreshed kitchen finishes, a recently replaced furnace motor and a roof replacement scheduled to be completed, weather permitting. The location ties everything together. Westbrook Mall, Westbrook CTrain Station, transit, pathways and everyday amenities are all nearby, while downtown is only a quick commute away. Whether you're looking for an affordable inner-city home, an investment property or simply more space without the added

cost of condo fees, this is a property that offers an excellent combination of location, functionality and value.