



GRASSROOTS
REALTY GROUP

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**A&B, 319 37 Street SW
Calgary, Alberta**

MLS # A2339288



\$989,900

Division:	Spruce Cliff		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,797 sq.ft.	Age:	1958 (68 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

Inclusions: UNIT B Electric range, refrigerator, Dishwasher, Washer, Dryer, window coverings.

Opportunities like this are increasingly difficult to find. Situated on a generous 50 x 120 ft inner-city lot, this full side-by-side duplex offers approximately 1,797 sq. ft. of combined above-grade living space and exceptional flexibility for investors, owner-occupiers or multi-generational families. With two distinct residences under one ownership, the property offers multiple ways to live, generate income and plan for the future. Both sides offer a generous approximately 899 sq. ft. of above-grade living space, with comfortable, well-proportioned layouts that make each home feel spacious and inviting. Each side features two roomy bedrooms, a full 4-piece bathroom, a bright and generous living room, and a dedicated kitchen. Each residence also has its own private main entrance plus an additional side entrance to the main level, giving both sides the feel and functionality of their own home. Side A continues into a developed basement, significantly expanding the usable living space with a third bedroom, large recreation room, 3-piece bathroom, laundry, large storage room and utility space. Together, Side A provides 3 bedrooms and 2 full bathrooms across both levels, with excellent flexibility for additional family, guests, recreation or work-from-home space. Side B offers a substantial basement with approximately 765 sq. ft. of open unfinished space, along with basement laundry. The open layout provides an excellent blank canvas for future development, allowing the next owner to customize the space to suit their needs while adding further functionality and value to the property. The detached double garage has been divided into two separate compartments, providing dedicated garage space for Side A and Side B. It also includes a finished office/workspace hardwired for internet, ideal for remote work, a home business or private studio.

Important updates include furnaces replaced in 2020 and 2023, along with new blinds throughout. The location is equally appealing, offering quick access to golf courses, parks, playgrounds, schools, shopping, transit and major commuter routes, with Calgary's downtown core just minutes away. This established inner-city location combines everyday convenience with the long-term appeal of a sizeable lot. With two distinct residences, one developed basement, additional future development potential, dedicated garage areas and a 50 x 120 ft inner-city lot, the possibilities are numerous. Live in one side and rent the other, accommodate extended family, hold as a long-term investment or explore future development potential. 319 37 Street SW offers flexibility today and opportunity for the future.