



GRASSROOTS
REALTY GROUP

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6624 37 Street SW
Calgary, Alberta

MLS # A2349294



\$599,900

Division:	Lakeview		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,295 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, See Remarks, Views		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

Live in Lakeview with nature at your doorstep! This 3 bedroom, 1/1 bathroom, four-level split home offers over 1,630 sq.ft of living space and sits directly across from Weaselhead Flats and the Glenmore Reservoir pathways, with the Weaselhead entrance just steps from your front door and unobstructed MOUNTAIN VIEWS from the main living area. The welcoming foyer features mirrored closet doors and leads into the bright main level, where solid oak hardwood floors add warmth and character. The kitchen offers ample cabinetry, a corner pantry and breakfast bar island, with a spacious dining area and convenient main-floor laundry. Patio doors open to the private backyard and patio, perfect for summer BBQs or gathering around the fire table with its convenient natural gas line. The living room features mountain views, a soaring vaulted ceiling and a floor-to-ceiling mid-century-style wood-burning fireplace. Upstairs, three spacious bedrooms include an oversized primary bedroom, transom windows above the bedroom doors allowing natural light to flow throughout the upper level, and a 4 piece bathroom. Large windows fill the lower level with natural light, offering a spacious recreation room and additional storage. Outside, enjoy the gated front patio, fenced private backyard, oversized single garage and additional parking pad. Tucked away in a quiet, nature-rich setting, this home still offers easy access to Glenmore Trail, Crowchild Trail and Stoney Trail, making commuting around the city and beyond convenient. Mount Royal University, off-leash areas and several charter schools are also nearby. Inner-city convenience, incredible access to nature, and mountain views right from home.