

# \$574,900 - 6614 37 Street Sw, Calgary

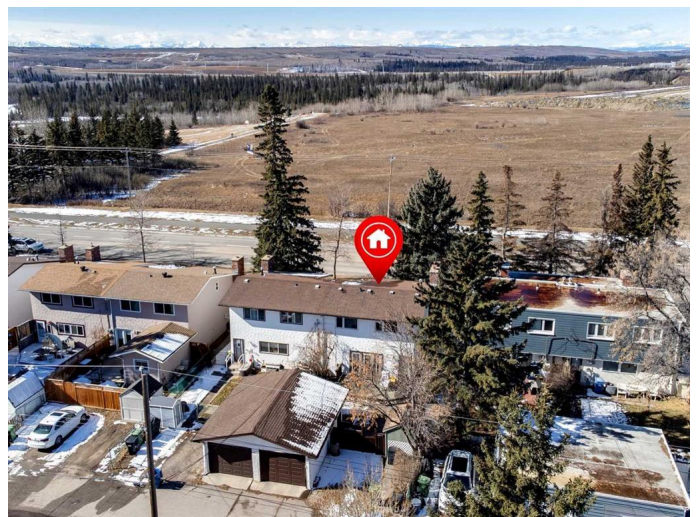
MLS® #A2199912

**\$574,900**

3 Bedroom, 2.00 Bathroom, 1,316 sqft  
Residential on 0.08 Acres

Lakeview, Calgary, Alberta

This charming and well-maintained 3-bedroom, 1.5-bathroom home in the highly sought-after community of Lakeview offers the perfect blend of comfort, convenience, and outdoor accessibility. The inviting main level features an open-concept layout with warm hardwood floors, vaulted ceilings, and a cozy wood-burning fireplace in the living room. Large windows frame stunning views of the Elbow Valley while filling the space with natural light. The bright, functional kitchen is a chef's dream, complete with white cabinetry, stainless steel appliances, a walk-in pantry, and plenty of counter space. The adjacent dining area, finished with elegant wainscoting, is perfect for hosting family and friends. Upstairs, you'll find three generously sized bedrooms and a full bath. The home's well-thought-out 4-level split design provides additional storage and future development potential in the unfinished basement. Recent updates include a new hot water tank (Aug 2018), new garage door (Dec 2017), house roof replacement (2013) and garage roof reshingle (2019). The beautifully landscaped backyard is a great space to entertain, featuring a deck and garden boxes ready for your personal touch. A detached single garage and an additional large parking space provide plenty of room for your vehicle, an RV or extra toys!! Outdoor enthusiasts will love the Off-Leash dog park, the bike paths just steps away, leading to North Glenmore Park, the Glenmore Reservoir trail system, and



Weaselhead Flats. With quick access to Glenmore Trail, the Ring Road, top-rated schools, and nearby amenities, this home offers the best of Lakeview living. Don't miss your opportunity to own a piece of this incredible community!

Built in 1969

### Essential Information

MLS® #	A2199912
Price	\$574,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.08
Year Built	1969
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Active

### Community Information

Address	6614 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M9

### Amenities

Parking Spaces	1
Parking	Single Garage Detached, Alley Access, Garage Faces Rear
# of Garages	1

### Interior

Interior Features	Laminate Counters, Pantry, See Remarks
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	None, Unfinished

## **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Garden, Landscaped, Level, Rectangular Lot, Treed, Views, Fruit Trees/Shrub(s)
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 21st, 2025
Days on Market	11
Zoning	R-CG

## **Listing Details**

Listing Office	Real Broker
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