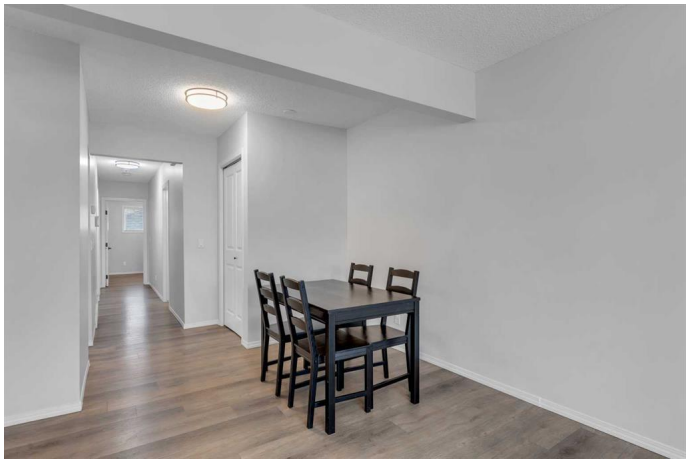
$559,900 - 3337 37 Street Sw, Calgary

MLS® #A2215745

$559,900
4 Bedroom, 2.00 Bathroom, 960 sqft
Residential on 0.07 Acres



Glenbrook, Calgary, Alberta

Exceptional Investment Opportunity 2 bedrooms up and 2 bedrooms down â€“ Separate entrance to lower level. Nicely updated duplex featuring modern finishes, ideal for investors or owner-occupiers. The upper suite offers a spacious living room, newer vinyl/hardwood flooring, remodeled kitchen with stainless appliances, backsplash, and quality countertops; plus two generous bedrooms, full bath, and in-suite laundry. The illegal basement suite with its own private side entrance, includes newer cabinets, roomy living and dining area, two bedrooms, full bathroom, and separate laundry. Recent upgrades include vinyl flooring throughout, fresh interior and exterior paint, 2023 new roof, modern fixtures, updated water and sewer lines, and replacement of 50% of the windows. A detached single garage complete the package. Located in a highly desirable area, this property offers outstanding access to top-rated schools, easy transit, shopping, parks, and all essentials. Its proximity to everything enhances both liveability and rental appeal.
Whether you choose to live upstairs and rent the lower suite, or hold it as an income property, this home delivers turn-key convenience, reliable cash flow, and prime positioning in a sought-after neighbourhood.

Built in 1960

Essential Information

MLS® #	A2215745
Price	$559,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	960
Acres	0.07
Year Built	1960
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

Address	3337 37 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3B9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Garage Door Opener, Single Garage Attached, Garage Faces Rear
# of Garages	1

Interior

Interior Features	See Remarks, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, See Remarks, Suite, Exterior Entry

Exterior

Exterior Features	Private Entrance, Private Yard

Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 29th, 2025
Days on Market	95
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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