

6208 37 Street SW
Calgary, Alberta

MLS # A2322498



\$549,900

Division:	Lakeview		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,053 sq.ft.	Age:	1967 (59 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Rectangular Lot		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Vinyl Windows		

Inclusions: N/A

Located in the highly sought-after community of Lakeview, Calgary, this semi-detached bungalow with a legal suite offers exceptional flexibility and an unbeatable location directly facing the greenspace of North Glenmore Park. The main level features three well-proportioned bedrooms, a full bathroom, and a bright, functional layout ideal for families or investors seeking strong rental appeal. The lower level also includes three bedrooms and a full bathroom, providing a fully self-contained legal suite with its own private entrance and separate living space. Both units are thoughtfully designed with their own in-suite laundry, ensuring convenience and independence for occupants. Out back, a double detached garage with alley access adds valuable parking and storage options, a rare advantage in this established neighbourhood. Residents will enjoy immediate access to extensive recreational amenities including walking and biking paths, golf, and year-round outdoor activities in North Glenmore Park. Nearby, Mount Royal University, local schools, shopping centres, and services are all within easy reach. Major transportation routes such as Crowchild Trail, Glenmore Trail, and 14 Street SW provide quick connectivity to downtown Calgary, the Westhills shopping district, and other key city destinations. Blending income potential, lifestyle convenience, and an exceptional park-side setting, this Lakeview property is a rare opportunity in one of Calgary's most desirable communities.