

**6832 37 Avenue NE**  
**Calgary, Alberta**

**MLS # A2337425**



**\$679,900**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Temple                                      |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 4 Level Split                               |               |                   |
| <b>Size:</b>     | 1,176 sq.ft.                                | <b>Age:</b>   | 1981 (45 yrs old) |
| <b>Beds:</b>     | 7                                           | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, On Street |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot                             |               |                   |

|                    |                                                                                                   |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Tile, Vinyl Plank                                                                                 | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                              | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Wood Frame                                                                                 | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |                   |      |

**Inclusions:** None

Welcome to Detached yet another designer home this time in desire community of Temple. Ideal for big family, or use as income property, live up rent down or rent both, a lot of options in this Detached 4 level Split, with front double garage, huge backyard with separate entrance, rare to find 7 bedroom and 4 full washrooms. Here we go, as we walk in, will see huge open concept living, kitchen, dinning, on the second level, you will find a full 5 pc washroom with double vanity, three bedrooms, master bed comes with ensuite 4 pc bath. Third level, comes with walkout , living room, wood burning fireplace, and a master bed room next to full washroom along side entrance. Basement is fully finished with three bed rooms, full 4 pc washroom, utility room. This home provides comfort and versatility and huge space all around, perfect location, close to almost everything, thx for showing. Directions: