

# \$850,000 - 5312 37 Street Sw, Calgary

MLS® #A2233937

## \$850,000

5 Bedroom, 3.00 Bathroom, 1,325 sqft  
Residential on 0.17 Acres

Lakeview, Calgary, Alberta

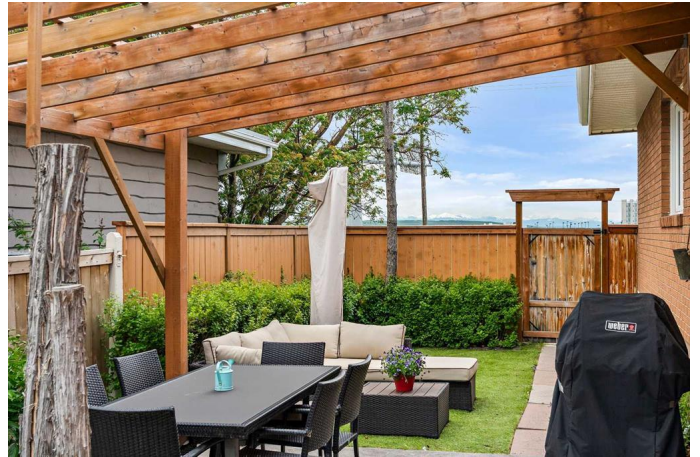
This updated home sits on a 60-foot-wide lot with mountain views, offering so much space—inside and out—for a growing family. Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades.

Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth.

The main level offers three bedrooms and two beautifully updated bathrooms, including a private ensuite—both with heated floors.

Downstairs is where the fun really begins! The fully finished basement includes a cozy family room with display fireplace, a third full bathroom, two spacious bedrooms, and a super fun kids—™ playhouse area that can stay or be removed. There—™s even a kitchenette area—perfect for sleepovers, game nights, or teens needing their own space.

With the approval of the City of Calgary, there is potential to develop a basement with a legal suite, which opens the door for rental income or multi-generational living. Check with the City regarding permitting and approvals.



Youâ€™ll also find a spacious laundry room with sink, front-load washer and dryer, and great storage.

Upgrades include:

- â€¢ Fresh paint on the main level
- â€¢ LED lighting
- â€¢ Newer windows & roof
- â€¢ Furnace (2022) & hot water tank (2021)

Outside, the massive backyard offers east and west sun exposure, plenty of space to garden, play, or relax. Enjoy a custom concrete patio area, mature treesâ€”including a fantastic climbing tree with a swingâ€”and a fully fenced yard for kids and pets.

Parking & storage are a dream here: a single attached garage plus a newer, heated and insulated oversized double detached garageâ€”perfect for bikes, tools, or even a workshop.

You're walking distance to top-rated schools, parks, and the Glenmore Reservoir, and just a quick drive to downtown.

This is more than a houseâ€”itâ€™s a place where your family can grow, laugh, and feel truly at home.

Built in 1967

**Essential Information**

MLS® #	A2233937
Price	\$850,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,325
Acres	0.17
Year Built	1967

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	5312 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M5

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Single Garage Attached
# of Garages	3

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle, Rolled/Hot Mop
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
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Days on Market	18
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
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