

1103 37 Street SE
Calgary, Alberta

MLS # A2219369



\$599,800

Division:	Forest Lawn		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,063 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

OPEN HOUSE SUNDAY MAY 25 FROM 2PM TO 4PM. Spacious & Stylish Half Duplex – Over 2,060 SQFT of Modern Comfort! Step into this stunning 4-bedroom, 3.5-bathroom half duplex that seamlessly combines contemporary design with everyday functionality. The open-concept main floor showcases elegant hardwood flooring that extends up the stairs and throughout the second level. The modern kitchen is a chef’s dream, featuring stainless steel appliances, a corner pantry, and an oversized quartz island—perfect for gatherings and casual dining. The inviting family room is centered around a beautiful stone-finish fireplace, while the iron spindle staircase leads you to a bright upper level, highlighted by a skylight and cozy loft space—ideal as a reading nook or home office. Retreat to the spacious primary suite with a massive walk-in closet and a luxurious spa-like ensuite complete with a jetted corner tub and separate shower. Two additional well-sized bedrooms, a 4-piece main bath, and a conveniently located upper-floor laundry room round out the upstairs. The fully finished basement adds exceptional value, offering a large rec room, a flexible space for hobbies or a gym, an additional bedroom, and another full bathroom—ideal for guests or multi-generational living. Enjoy sunny afternoons on the backyard patio, and appreciate the double detached garage, fully insulated and drywalled for year-round convenience. This home truly offers the best in space, style, and comfort—don’t miss your chance to make it yours!