

# \$925,000 - 5312 37 Street Sw, Calgary

MLS® #A2209960

**\$925,000**

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

Lakeview, Calgary, Alberta

Your Family's Next Chapter Starts Here  
In the Heart of Lakeview!

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 3 bedrooms, two beautifully updated bathrooms, including a private ensuite—both with heated floors.

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

You'll also find a spacious laundry room with a sink, front-load washer and dryer, and extra storage space.



Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof.

Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There’s a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced”perfect for kids and pets.

Parking and storage are no problem here”with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop.

You’ll love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown.

This is more than a house”it’s a place where your family can grow, laugh, and feel truly at home.

Built in 1967

**Essential Information**

MLS® #	A2209960
Price	\$925,000
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	April 17th, 2025
Days on Market	22

Zoning                      R-CG

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.