

# \$570,000 - 3123 37 Street Sw, Calgary

MLS® #A2215923

**\$570,000**

4 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.07 Acres

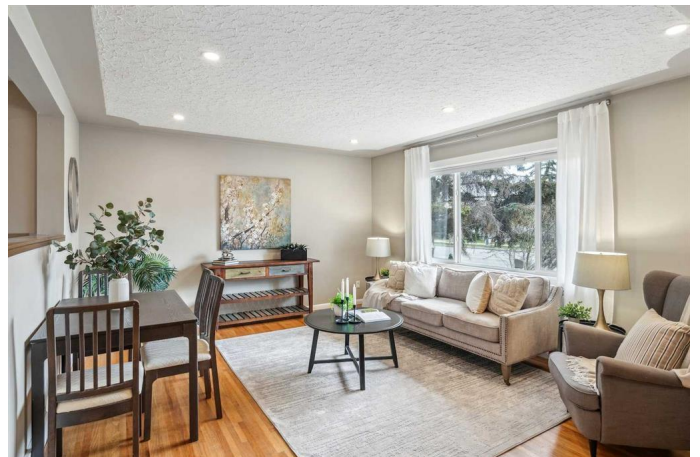
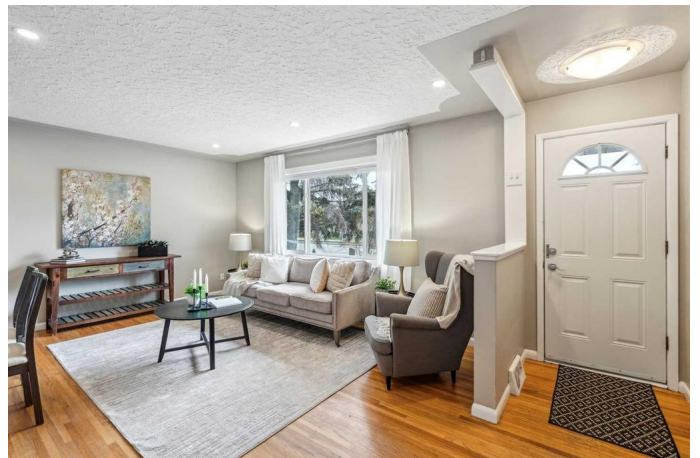
Glenbrook, Calgary, Alberta

Legal Secondary Suite | Numerous Recent  
Major Ticket Upgrades | Prime Glenbrook  
Location |

Welcome to this well-maintained and legally suited home in the heart of Glenbrook—an ideal investment opportunity or mortgage-helper property in one of Calgary's most desirable inner-city neighborhoods.

The main floor features original hardwood floors in excellent condition, with thoughtful updates including a new shower surround and updated pot lighting in the living room. The kitchen offers a full appliance set (including a new dishwasher) and an oversized pantry, providing excellent storage and functionality. Two well-proportioned bedrooms make the space ideal for roommates, small families, or those needing a home office.

The bright and inviting legal basement suite offers newer vinyl plank flooring, 2 bedrooms—including a huge primary bedroom with a wall-to-wall closet—and large windows in every room ensuring plenty of natural light. The suite also includes a full bathroom with a tub—a sought-after feature for many tenants—as well as recently replaced private laundry. All windows in the home have been upgraded to energy-efficient, Low-E vinyl windows with solar shield glass, improving comfort and reducing energy costs.



This home also features custom-fit, matching blinds for a clean, cohesive look.

Recent upgrades include:

- Roof replaced in 2021
- New 50-gallon hot water tank (2022)â€”sized for both suites
- Furnace control board replaced in 2020
- New backyard fence built in 2022
- Recently replaced laundry appliances in both suites

Each unit has separate entrances and access to a fully fenced backyard with a storage shed. Off-street parking for both suites adds convenience for tenants or owners alike.

Located within walking distance to the Westbrook C-Train Station, library, and Westbrook Mall, and just minutes from Mount Royal University, this property offers excellent rental potential and strong tenant demand year-round.

This is a truly turn-key opportunity for investors or buyers looking for flexible living space and solid long-term value in a prime location. Open House Sunday from 11am - 1pm

Built in 1958

**Essential Information**

MLS® #	A2215923
Price	\$570,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	869
Acres	0.07
Year Built	1958

Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### Community Information

Address	3123 37 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3B7

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Microwave, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	7
Zoning	R-CG

### Listing Details

Listing Office

Baxter & Associates Real Estate Services

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