

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

MLS® #A2215923

\$570,000

4 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.07 Acres

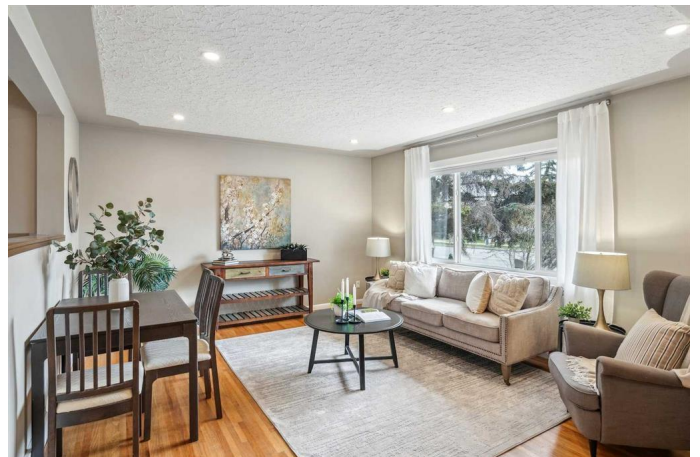
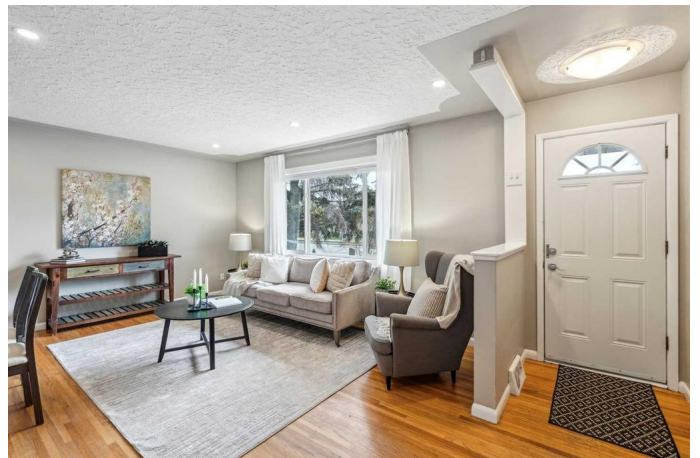
Glenbrook, Calgary, Alberta

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 | Side by Side, Bungalow |
| 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 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------------|
| Listing Office | Baxter & Associates Real Estate Services |
|----------------|------------------------------------------|

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