

\$699,900 - 329 37 Street Sw, Calgary

MLS® #A2247396

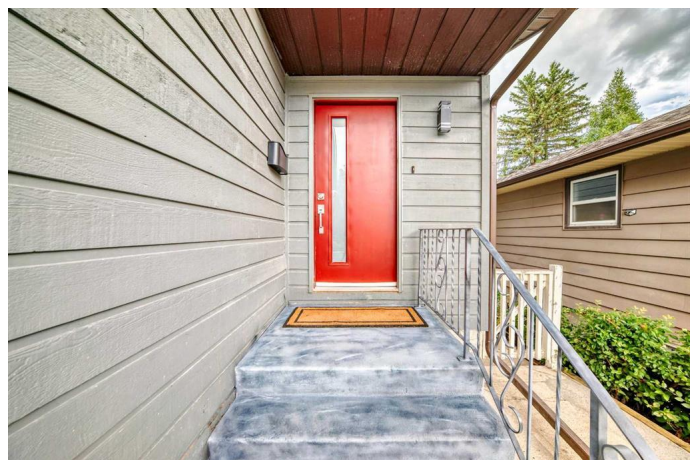
\$699,900

3 Bedroom, 4.00 Bathroom, 1,418 sqft
Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautifully renovated 2-storey home in the highly desirable community of Spruce Cliff, offering 1,418 sq. ft. of stylish living in a quiet and peaceful location.

Perfectly positioned close to downtown Calgary and all major arteries, this home provides easy access to parks, shopping, and scenic walking trails—just one block away from the stunning Edworthy Park ravine, where nature and city living meet. Upstairs, you™ll find two spacious master bedrooms, each with its own private balcony—perfect for enjoying morning coffee or evening sunsets. The primary master suite features a generous walk-in closet, while the home also boasts a fully finished basement complete with its own walk-in closet, offering versatile space for guests, a home office, or recreation. The basement also has a kitchen bar—great for a mother-in-law suite or a private suite for your teenager. With three and a half beautifully appointed bathrooms, there™s plenty of comfort and convenience for family and visitors alike. The interior has been completely transformed with new windows, doors, casings, baseboards, and flooring throughout. The stunning brand-new two-tone kitchen features quartz countertops, modern cabinetry, and premium stainless steel appliances, creating the perfect space for cooking and entertaining. The inviting living room centers around a charming wood-burning brick fireplace, adding warmth and character to the home. Outside, the property boasts a



front-drive garage, a huge driveway, a manicured lawn, a concrete patio, and a spacious rear deck off the main floor for outdoor gatherings. This move-in-ready home combines modern finishes, thoughtful design, and an unbeatable location—truly a rare find in one of Calgary’s most sought-after neighborhoods.

Built in 1981

Essential Information

MLS® #	A2247396
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,418
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	329 37 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1R5

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Driveway, On Street, Single Garage Attached, Additional Parking, Front Drive, Garage Door Opener, Garage Faces Front

of Garages 1

Interior

Interior Features Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Family Room, Wood Burning, Brick Facing, Mantle, Raised Hearth

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Private

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed August 13th, 2025

Days on Market 11

Zoning H-GO

Listing Details

Listing Office TREC The Real Estate Company

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