

\$629,800 - 1103 37 Street Se, Calgary

MLS® #A2219369

\$629,800

4 Bedroom, 4.00 Bathroom, 2,063 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

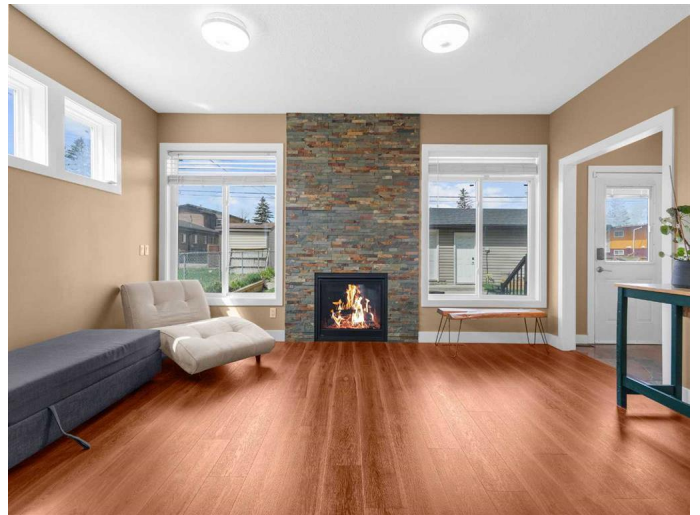
Spacious & Stylish Half Duplex – Over 2,060 SQFT of Modern Comfort!

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!

Built in 2013

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2219369 |
| Price | \$629,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,063 |
| Acres | 0.07 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1103 37 Street Se |
| Subdivision | Forest Lawn |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 1E2 |

Amenities

| | |
|----------------|-----------------------------------|
| Parking Spaces | 3 |
| Parking | Double Garage Detached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, |

| | |
|-----------------|-------------------------|
| | Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Playground |
| Lot Description | Back Lane, Back Yard, Landscaped |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 9th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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