

\$599,800 - 1103 37 Street Se, Calgary

MLS® #A2219369

\$599,800

4 Bedroom, 4.00 Bathroom, 2,063 sqft

Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

OPEN HOUSE SUNDAY MAY 25 FROM 2PM TO 4PM. 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 comfortâ€”donâ€™t miss your chance to make it yours!

Built in 2013

Essential Information

MLS® #	A2219369
Price	\$599,800
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)
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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	24
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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