



**Mark D. Evernden**  
 ENGEL & VOLKERS CALGARY  
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 Cell: 403-829-3776  
 140 - 215, 9 AVENUE SW

5616 37 ST SW

C4144513 Active

LP: \$1,398,000



<b>Class:</b>	Detached	<b>Area:</b>	Calgary
<b>Type:</b>	Detached	<b>Zone:</b>	Zone W
<b>Style:</b>	Bungalow	<b>Community:</b>	Lakeview
<b>Year Built:</b>	1967	<b>Postal Code:</b>	T3E 5M6
<b>LINC:</b>	0017139072	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	3048JK	<b>Possession:</b>	90 Days NEG
	<b>Blk:</b> 1	<b>Lot:</b> 61	
<b>Land Use Code</b>	RC-2	<b>Taxes:</b>	\$3936/2017
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	None Known	<b>Condo Fee:</b>	

DOM: 2

Welcome to this truly impressive bungalow, situated on a 58' extra wide R-C2 lot, located in sought after Lakeview. This home is complete w/ a separate, fully detached self-contained carriage home, classified as a legal secondary suite. The main home showcases 4 bdrms & 3 bthrms w/ 2240+ sqft of combined living quarters. The fully detached 2 story carriage home has over 800 sq ft combined on both levels. It is the perfect space for extended family or better yet, a mortgage helper. Boasting 2 bdrms, 1 full bath, a spacious living rm, & full kitchen, the cozy space w/ in-floor heating (boiler system) thru out will keep your guests safe, warm, & comfortable. The main home foyer greets you w/ warm colored slate floors leading into an open concept living rm complete w/ a wood burning fireplace & a large bay window. The kitchen is fitted w/ high-end appl., heated slate floors, stainless steel countertops, & a large island overlooking the living & dining rm provides the perfect space to hosting (to be cont'd).

<b>Living Rm</b>	19'3" x 12'11"	U	<b>Dining Rm</b>	10'1" x 5'11"	U	<b>Bedrooms:</b>	Above: 2 /Ttl:4	<b>Baths:</b>	Full: 3
<b>Kitchen</b>	13'3" x 12'5"	U	<b>Den</b>	10'2" x 7'2"	L		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>
<b>Family Rm</b>	24'1" x 11'11"	L	<b>Laundry</b>	8'7" x 7'6"	L	<b>Bathrooms:</b>	0	0	1
<b>Storage</b>	9'7" x 6'4"	L	<b>Mstr Bed</b>	13'9" x 10'2"	M	<b>Ensuite:</b>	0	0	0
<b>Bedroom</b>	12'9" x 8'11"	M	<b>Bedroom</b>	13'2" x 10'2"	L	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>	
<b>Bedroom</b>	12'10" x 10'9"	L				<b>Main:</b>	113.7	1224.00	
						<b>Upper:</b>			
						<b>AbGd:</b>	113.7	1224.00	
						<b>Lowr:</b>	95.0	1023.00	
						<b>Total A.G.:</b>	113.7	1224.00	

<b>Basement:</b>	Full/Fully Finished	<b>Heating:</b>	Forced Air-1, In Floor Heat	<b>Fuel:</b>	Electric, Natural Gas
<b>Suite:</b>	Suite - Legal	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Wood Only, See Remarks
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	650		
<b>Exterior:</b>	Brick, See Remarks, Stucco	<b>Frntg x Depth:</b>	18x37		
<b>Roof Type:</b>	Asphalt Shingles	<b>Flooring:</b>	Carpet, Hardwood, See Remarks, Slate		
<b>Front Exp:</b>	West				
<b>Parking:</b>	Encl: 2 Total: 4 Double Garage Detach	<b>Garage Dim:</b>	20'4x19'0		
<b>Features:</b>	Air Conditioning-Central, Bar, No Smoking Home, Swirlpool Bath (Jacuzzi), Wall Unit-Built-In, Windows - Vinyl				
<b>Goods Included:</b>	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Oven-Microwave, Refrigerator, See Remarks, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings-All, Wine/Beverage Cooler				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

Listed By: ENGEL & VOLKERS CALGARY

List Date: November 05, 2017



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New Listing

November 05, 2017 Status

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