

# \$475,000 - 6827 37 Avenue Ne, Calgary

MLS® #A2248919

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.10 Acres

Temple, Calgary, Alberta

WELCOME TO A MAGNIFICENT HOME WITH A LARGE IMPRESSIVE SOUTH FACING BACKYARD. NEW WINDOWS AND HIGH QUALITY LAMINATE FLOORING THROUGHOUT. THE MAIN LEVEL FEATURES A LOVELY DINING ROOM WITH BAY WINDOWS. THE RENOVATED KITCHEN FEATURES STAINLESS STEEL APPLIANCES, PLENTY OF COUNTER TOPS AND CABINETRY. THE LIVING ROOM OFFERS A VIEW ON THE LARGE, FULLY FENCED, SOUTH FACING BACKYARD. RV PARKING. PLENTY OF ROOM FOR A POTENTIAL GARAGE. THE UPPER LEVEL FEATURES 3 LARGE BEDROOMS, AND A FULL BATHROOM. THE PARTLY DEVELOPED LOWER LEVEL FEATURES A FULL BATHROOM, AND THE POTENTIAL FOR A SIDE DOOR SEPARATE ENTRANCE.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2248919  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,248     |
| Acres          | 0.10      |
| Year Built     | 1980      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6827 37 Avenue Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4Y7           |

### Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 2                                           |
| Parking        | Gated, Off Street, RV Access/Parking, Stall |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full, Partially Finished                                                              |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, RV Hookup                                |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Treed |
| Roof              | Asphalt                                                                  |
| Construction      | Brick, Metal Siding, Wood Frame                                          |
| Foundation        | Poured Concrete                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 11                |
| Zoning         | R-C2              |

**Listing Details**

Listing Office                      RE/MAX iRealty Innovations

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