3317 37 Street SW

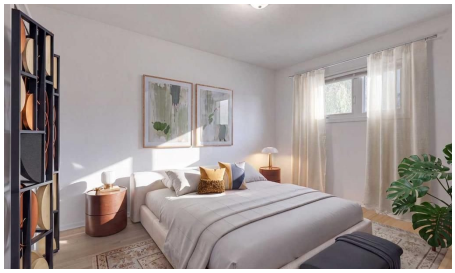
Calgary | Active | MLS® A2343561

$475,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1959**	**952.13 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by KIC Realty

A closer look

An incredible opportunity for first-time buyers, investors or anyone looking for a home with a mortgage helper in the desirable inner-city community of Glenbrook! This versatile duplex features two bedrooms on the main level, along with a spacious living area, functional kitchen and full bathroom. The lower level offers an illegal two-bedroom suite, providing excellent flexibility for extended family, older children or potential rental income.

With separate laundry for each level, both living spaces can enjoy added privacy and convenience. Several valuable updates offer additional peace of mind, including a new roof installed in July 2020, an updated basement bathroom completed in July 2020, a new furnace installed in March 2023, and replacement of the main-floor living room and both main-floor bedroom windows in December 2024. Off-street parking at the rear provides convenient access and eliminates the need to rely solely on street parking.

Ideally located near Mount Royal University, this property offers particular appeal for students, faculty and potential tenants. The established and highly accessible neighbourhood is also close to schools, parks, playgrounds, shopping, restaurants and public transit, with convenient connections to downtown and major roadways. Whether you’re hoping to enter the market with help offsetting your mortgage or add an income-producing inner-city property to your portfolio, this Glenbrook duplex is packed with possibilities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343561
Bedrooms	4
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1

Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	952.13 sq. ft.
Lot Area:	3,035 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Entry Level:	0
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	5
Year built:	1959 (Age: 67)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	0310409
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Mixed
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Laminate, Vinyl

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level, Multiple Locations, See Remarks
City Quadrant:	Southwest
Community:	Glenbrook
Appliances:	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked
Inclusions:	Downstairs: Stove, Refrigerator, Dishwasher, Shed
Restrictions:	None Known
Main Floor	Kitchen · 13'1" × 10' ·
Main Floor	Dining Room · 13'2" × 8'9" ·
Main Floor	Living Room · 15'5" × 13'2" ·
Main Floor	Bedroom - Primary · 12' × 10'2" ·
Main Floor	Bedroom · 12'9" × 8'9" ·
Basement	Kitchen · 9'10" × 8'5" ·
Basement	Addition · 6'10" × 5'9" ·
Basement	Living Room · 14'2" × 10'6" ·
Basement	Bedroom · 10'4" × 9'9" ·
Basement	Bedroom · 12' × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks

Exterior Features:	Private Entrance
Patio And Porch Features:	Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-CG
Listed Date:	Sep 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3317-37-street-sw-calgary-a2343561/

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