6807 37 Avenue NE

Calgary | Active | MLS® A2352716

$399,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1980**	**1,002.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

$50,000 price reduction!! Welcome to this spacious bi-level home in the desirable community of Temple, offering over 1,800 sq. ft. of living space and an ideal layout for families! The main level features beautiful hardwood floors throughout, three bedrooms, and a completely renovated kitchen boasting stainless steel appliances and a five-burner gas stove. Enjoy the abundance of natural light from the charming casement bay windows in the kitchen and all upstairs bedrooms. The fully developed lower level offers two additional bedrooms and a huge recreation room complete with a cozy gas fireplace, providing the perfect space for family gatherings, entertaining, or relaxing. A newer washer and dryer add extra convenience to this well-appointed home. Situated on a generous corner lot, this property also features a triple-car garage, offering plenty of parking and storage. Families will appreciate the daycare located directly across the road, a nearby school, and easy access to major roads for a convenient commute around the city. With its spacious layout, renovated kitchen, inviting living areas, and fantastic location, this home is a wonderful opportunity for families looking for comfort, functionality, and room to grow! Call your favourite realtor today and take a look!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352716
Bedrooms	5
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bi-Level
Total Living Area:	1,002.4 sq. ft.
Lot Area:	4,090 sq. ft.

Lot Frontage:	35' 1/8 "
Front Exposure:	Northwest
Entry Level:	1
Levels:	Bi-Level
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8010406
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas

Garage:	Yes
Garage Spaces:	3
Parking:	Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Temple
Appliances:	Dishwasher, Dryer, Gas Range, Refrigerator, Washer, Window Coverings
Inclusions:	Chest Freezer in basement
Restrictions:	None Known
Main Floor	Entrance · 6'11" × 4'2" ·
Main Floor	Living Room · 15' × 11'11" ·
Main Floor	Dining Room · 10'10" × 10'10" ·
Main Floor	Kitchen · 9'11" × 9'3" ·
Main Floor	Pantry · 1'8" × 1'4" ·
Main Floor	Bedroom · 9'11" × 8'11" ·
Main Floor	Bedroom - Primary · 12'8" × 9'11" ·
Main Floor	Bedroom · 12'8" × 12'2" ·
Basement	Bedroom · 12'1" × 9' ·
Basement	Bedroom · 12'7" × 9'2" ·
Basement	Laundry · 10'4" × 8'11" ·
Basement	Game Room · 25' × 11'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	No Smoking Home, See Remarks, Vinyl Windows
Exterior Features:	Garden
Patio And Porch Features:	Deck
Lot Features:	Corner Lot, Fruit Trees/Shrub(s), Garden, Landscaped, Paved, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/6807-37-avenue-ne-calgary-a2352716/

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