

\$1,099,000 - 6014 37 Street Sw, Calgary

MLS® #A2262090

\$1,099,000

6 Bedroom, 5.00 Bathroom, 2,313 sqft

Multi-family on 0.17 Acres

Lakeview, Calgary, Alberta

Rare opportunity in sought-after Lakeview! This full duplex, on one title, offers incredible versatility for homeowners and investors alike. With both sides included, mortgage qualification is simplified compared to purchasing two separately titled properties, making this an attractive option for multi-generational living, rental income, or long-term investment. Each side is a spacious two-storey home with a developed basement, offering three bedrooms up and 2.5 baths on one side, 1.5 on the other – ideal layouts for families and tenants alike. The property also features a massive 4-car garage, thoughtfully divided into single bays, providing excellent parking plus the opportunity for added rental income. Set on an oversized 18.9-metre-wide lot, the property offers future redevelopment potential, whether you envision modern infills or a custom multi-family project. Across the street, exciting new construction in Taza Park is transforming the community, enhancing long-term property values for Lakeview owners. Living in Lakeview means enjoying a true lifestyle location: Just steps to the Glenmore Reservoir with pathways, parks, and recreation at your doorstep. Quick access to Stoney Trail for an easy commute around the city. Minutes to Westhills shopping for retail, dining, and entertainment. Convenient access to downtown Calgary, combining suburban charm with urban connectivity. Whether you're looking for a solid income property, a home with room for extended family, or land



with exceptional redevelopment potential, this duplex in Lakeview is a rare find with endless possibilities. (id:6289)

Built in 1967

Essential Information

Listing #	A2262090
Price	\$1,099,000
Bedrooms	6
Bathrooms	5.00
Half Baths	2
Square Footage	2,313
Acres	0.17
Year Built	1967
Type	Multi-family
Sub-Type	Freehold

Community Information

Address	6014 37 Street Sw
Subdivision	Lakeview
City	Calgary
Province	Alberta
Postal Code	T3E5M7

Amenities

Amenities	Golf Course, Park, Playground, Schools, Shopping, Water Nearby
Features	See remarks, Back lane
Parking Spaces	4
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Stove, Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Metal, Stucco
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Solutions



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