

# \$599,800 - 1103 37 Street Se, Calgary

MLS® #A2219369

**\$599,800**

4 Bedroom, 4.00 Bathroom, 2,063 sqft  
Residential on 0.07 Acres

Forest Lawn, Calgary, Alberta

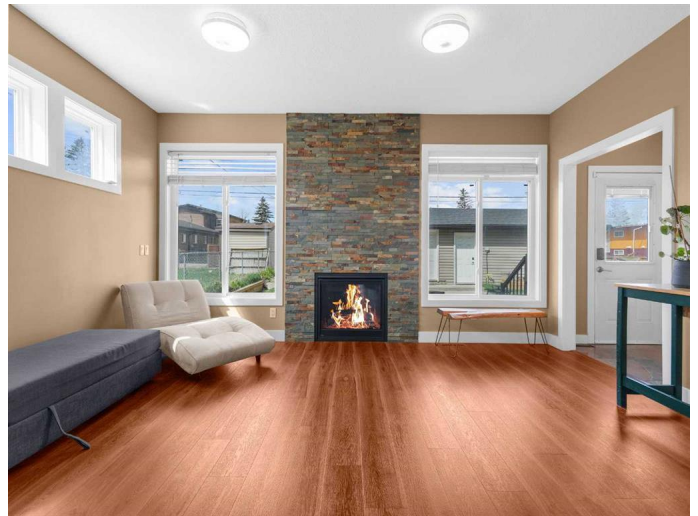
Spacious & Stylish Half Duplex – Over 2,060 SQFT of Modern Comfort!

Step into this stunning 4-bedroom, 3.5-bathroom half duplex that seamlessly combines contemporary design with everyday functionality. The open-concept main floor showcases elegant hardwood flooring that extends up the stairs and throughout the second level. The modern kitchen is a chef's dream, featuring stainless steel appliances, a corner pantry, and an oversized quartz island—perfect for gatherings and casual dining.

The inviting family room is centered around a beautiful stone-finish fireplace, while the iron spindle staircase leads you to a bright upper level, highlighted by a skylight and cozy loft space—ideal as a reading nook or home office.

Retreat to the spacious primary suite with a massive walk-in closet and a luxurious spa-like ensuite complete with a jetted corner tub and separate shower. Two additional well-sized bedrooms, a 4-piece main bath, and a conveniently located upper-floor laundry room round out the upstairs.

The fully finished basement adds exceptional value, offering a large rec room, a flexible space for hobbies or a gym, an additional bedroom, and another full bathroom—ideal for guests or multi-generational living. Enjoy sunny afternoons on the backyard patio, and appreciate the double detached garage, fully insulated and drywalled for year-round



convenience.

This home truly offers the best in space, style, and comfort—don't miss your chance to make it yours!

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2219369               |
| Price          | \$599,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,063                  |
| Acres          | 0.07                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1103 37 Street Se |
| Subdivision | Forest Lawn       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2A 1E2           |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood,                                                                 |

|                 |                         |
|-----------------|-------------------------|
|                 | Refrigerator, Washer    |
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Family Room, Gas, Stone |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Playground                       |
| Lot Description   | Back Lane, Back Yard, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Wood Frame                       |
| Foundation        | Poured Concrete                  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 9             |
| Zoning         | R-CG          |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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