

# \$699,900 - 329 37 Street Sw, Calgary

MLS® #A2247396

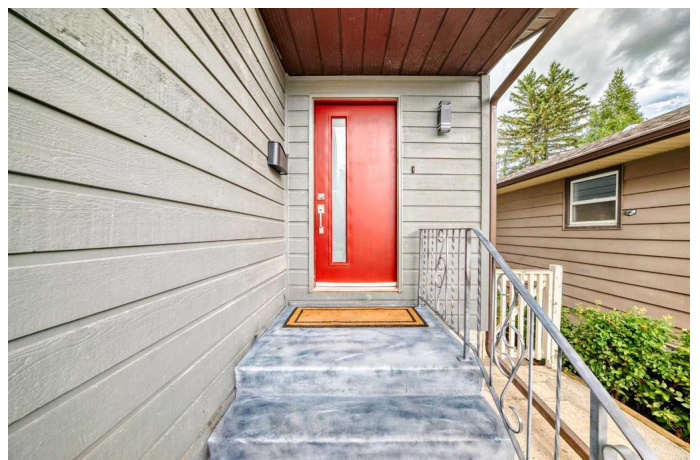
**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,418 sqft  
Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this beautifully renovated 2-storey home in the highly desirable community of Spruce Cliff, offering 1,418 sq. ft. of stylish living in a quiet and peaceful location.

Perfectly positioned close to downtown Calgary and all major arteries, this home provides easy access to parks, shopping, and scenic walking trails—just one block away from the stunning Edworthy Park ravine, where nature and city living meet. Upstairs, you™ll find two spacious master bedrooms, each with its own private balcony—perfect for enjoying morning coffee or evening sunsets. The primary master suite features a generous walk-in closet, while the home also boasts a fully finished basement complete with its own walk-in closet, offering versatile space for guests, a home office, or recreation. The basement also has a kitchen bar—great for a mother-in-law suite or a private suite for your teenager. With three and a half beautifully appointed bathrooms, there™s plenty of comfort and convenience for family and visitors alike. The interior has been completely transformed with new windows, doors, casings, baseboards, and flooring throughout. The stunning brand-new two-tone kitchen features quartz countertops, modern cabinetry, and premium stainless steel appliances, creating the perfect space for cooking and entertaining. The inviting living room centers around a charming wood-burning brick fireplace, adding warmth and character to the home. Outside, the property boasts a



front-drive garage, a huge driveway, a manicured lawn, a concrete patio, and a spacious rear deck off the main floor for outdoor gatherings. This move-in-ready home combines modern finishes, thoughtful design, and an unbeatable location—truly a rare find in one of Calgary’s most sought-after neighborhoods.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2247396    |
| Price          | \$699,900   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,418       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 329 37 Street Sw |
| Subdivision | Spruce Cliff     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3C 1R5          |

**Amenities**

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                                       |
| Parking        | Additional Parking, Concrete Driveway, Driveway, Front Drive, Garage Door Opener, Single Garage Attached, Garage Faces Front, On Street |
| # of Garages   | 1                                                                                                                                       |

## Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                                            |
| Heating           | Forced Air, Natural Gas                                                                                                               |
| Cooling           | None                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                     |
| Fireplaces        | Brick Facing, Family Room, Mantle, Wood Burning, Raised Hearth                                                                        |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                        |

## Exterior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                                                                                                  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Street Lighting, City Lot |
| Roof              | Asphalt Shingle                                                                                                                                        |
| Construction      | Wood Frame, Wood Siding                                                                                                                                |
| Foundation        | Poured Concrete                                                                                                                                        |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 26                |
| Zoning         | H-GO              |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.