

# \$460,000 - 6827 37 Avenue Ne, Calgary

MLS® #A2265898

**\$460,000**

3 Bedroom, 2.00 Bathroom, 1,248 sqft

Residential on 0.10 Acres

Temple, Calgary, Alberta

WELCOME TO A MAGNIFICENT HOME WITH A LARGE IMPRESSIVE SOUTH FACING BACKYARD. NEW PAINT. NEW DOORS. A NEW SIDE DOOR WILL BE INSTALLED. NEW WINDOWS AND HIGH QUALITY LAMINATE FLOORING THROUGHOUT. THE MAIN LEVEL FEATURES A LOVELY DINING ROOM WITH BAY WINDOWS. THE RENOVATED KITCHEN FEATURES STAINLESS STEEL APPLIANCES, PLENTY OF COUNTER TOPS AND CABINETRY. THE LIVING ROOM OFFERS A VIEW ON THE LARGE, FULLY FENCED, SOUTH FACING BACKYARD. RV PARKING. PLENTY OF ROOM FOR A POTENTIAL GARAGE. THE UPPER LEVEL FEATURES 3 LARGE BEDROOMS, AND A FULL BATHROOM. THE PARTLY DEVELOPED LOWER LEVEL FEATURES A FULL BATHROOM, AND THE POTENTIAL FOR A SIDE DOOR SEPARATE ENTRANCE.

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265898  |
| Price          | \$460,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,248     |
| Acres          | 0.10      |



|            |             |
|------------|-------------|
| Year Built | 1980        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 6827 37 Avenue Ne |
| Subdivision | Temple            |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T1Y 4Y7           |

### **Amenities**

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 2                                           |
| Parking        | Off Street, RV Access/Parking, Stall, Gated |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Open Floorplan, Storage, Vinyl Windows          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Full                                                                                  |

### **Exterior**

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, RV Hookup |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn    |
| Roof              | Asphalt                                   |
| Construction      | Brick, Wood Frame, Metal Siding           |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 18                 |
| Zoning         | R-C2               |

**Listing Details**

Listing Office                  Royal LePage Blue Sky

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