

6832 37 Avenue NE  
Calgary, Alberta

MLS # A2179356



**\$649,900**

<b>Division:</b>	Temple		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,200 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Linoleum

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Separate/Exterior Entry, Finished, Full

**LLD:** -

**Exterior:** Brick, Wood Frame

**Zoning:** R-CG

**Foundation:** Wood

**Utilities:** -

**Features:** Central Vacuum, Double Vanity

**Inclusions:** NONE

Welcome to Detached 4 level Split, well maintained with front double garage, huge backyard with separate entrance, 4 bed, 3 washrooms, excellent location in desire Community of Temple. Here we go, as we walk in, will see huge living, kitchen, dining, once we walk up to second level, you will find a full 5 pc washroom with double vanity, three bedrooms, master bed comes with ensuite 4 pc bath. Third level, comes with walkout, living room, wood burning fireplace, and a room. Basement is fully finished with family room, full 4 pc washroom, utility room and mini wet bar. This home provides comfort and versatility and huge space all around, perfect location, close to almost everything, thx for showing.