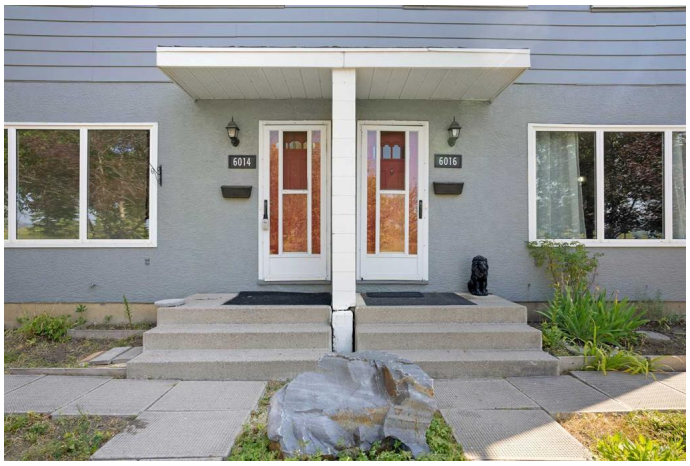
$1,099,000 - 6014 37 Street Sw, Calgary

MLS® #A2257448

$1,099,000
6 Bedroom, 5.00 Bathroom, 2,313 sqft
Residential 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 â€” 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 youâ€™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.

Built in 1967

Essential Information

MLS® #	A2257448
Price	$1,099,000
Bedrooms	6
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,313
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	6014 37 Street Sw
Subdivision	Lakeview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 5M7

Amenities

Parking Spaces	4
Parking	Quad or More Detached
# of Garages	4

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Comox Realty

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