



Imagine the Possibilities

2620 37 STREET SE



Chris Zaharko

Phone: 403-874-0424
www.zaharko.com
chris@zaharko.com

MLS: A1147270
Year Built: 1970
Subdivision: Forest Lawn
Type: House
Taxes: \$2,410/2021
Size: 1,171.55 SqFt
Parking: Double Garage Detached Total: 2

This document is used for advertising & general information only. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its warranties of content, accuracy, and reliability, with all information contained herein being subject to errors, omissions, conditions, withdrawal, or other changes without notice. Any interested party should undertake their own inquiries as to the accuracy of the information.



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER



Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally

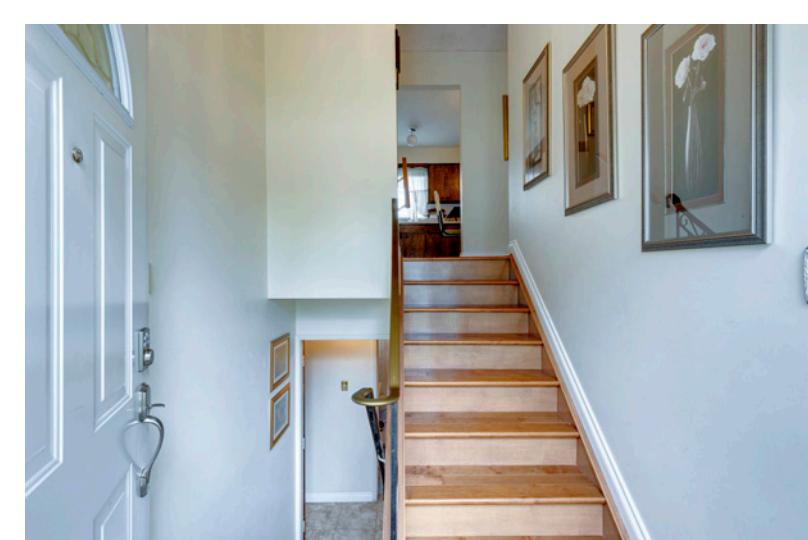


Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Over 2,300 sq ft of finished living space! Pride of ownership is evident in this bi-level home in Forest Lawn. Perfect for a multi-generation family or revenue property. Live up and Rent Down! 3+2 Bed, 2.5 Bath. The main level offers a living room with a maintenance free concrete balcony, eat-in kitchen, dining room, 3 bedrooms and a 4 pc bath. The master bedroom also has a 2 pc ensuite. In the basement you will find a nice sized summer kitchen with breakfast bar, living room, 2 bedrooms, 4 pc bath, laundry room and storage. There is sheltered separate walk-up entrance to the back of the house with an additional locking exterior entry door. Extend the outdoor living season with this covered patio and outdoor brick fireplace. The front and backyards are nicely maintained with flower beds and mature trees. The double detached garage is perfect for tinkering! No car, no problem this home is located close to transit with and easy commute to downtown. Located a short walk to Tim Hortons, 7-Eleven, Pharmacy, Restaurants, Convenience Store, Thrift Store, Liquor Store & Bakery. Steps to Holy Cross Elementary Jr High, Ian Bazalgette & Valleyview Schools as well as the Forest Lawn Community Association.

