

# \$1,050,000 - 1907 37 Avenue Sw, Calgary

MLS® #A2256536

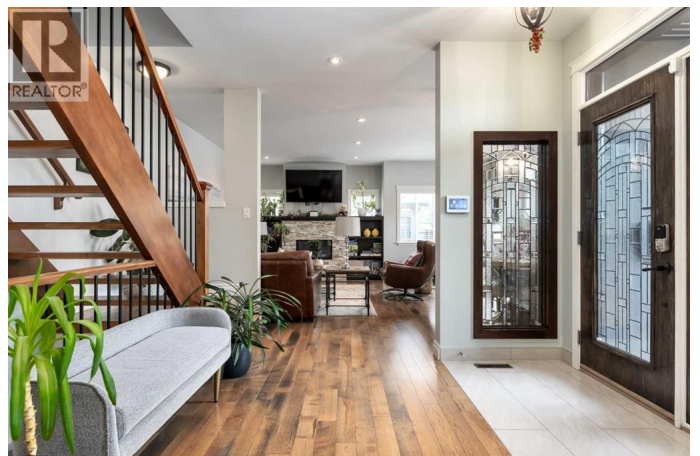
**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 1,821 sqft

Single Family on 0.07 Acres

Altadore, Calgary, Alberta

**\*\*CHECK OUT THE VIDEO TOUR\*\*** Your DREAM HOME awaits in the heart of Altadore - one of Calgary's most PRESTIGIOUS inner-city communities. This EXQUISITE two-storey semi-detached residence combines timeless sophistication with contemporary design, offering over 2,600 sq. ft. of meticulously crafted living space. Perfectly positioned on a RARE PREMIUM corner lot, this home is designed to IMPRESS at every turn with its blend of elegance, comfort & function. Step inside & immediately feel the openness of the main floor. Soaring ceilings, expansive windows, and an open-concept layout create a space that is both bright & inviting. The living room features a soothing gas fireplace & built-in cabinetry, making it a cozy retreat for quiet evenings or stylish entertaining. Rich hardwood floors flow seamlessly throughout, while the dining area provides the ideal setting for gatherings with family & friends. At the heart of the home, the chef's kitchen is a masterpiece in both design and function. Outfitted with premium quartzite countertops, custom cabinetry, and an IMPRESSIVE stainless steel appliance package - including a coveted VIKING gas range - it is perfectly suited for culinary creations and lively conversation. The large island invites casual dining, while abundant storage & thoughtful design ensure beauty is matched by practicality. Upstairs, the primary retreat offers a TRUE OASIS. This sanctuary boasts a spacious walk-in closet & a



spa-inspired ensuite that redefines luxury. Indulge in the clawfoot soaking tub, enjoy the custom double vanity with quartzite counters, or step into the jaw-dropping glass shower framed by designer tile and premium fixtures. Two additional bedrooms, a well-appointed main bath, and a convenient laundry room with sink complete the upper level. The lower level extends the living space with high ceilings & a versatile layout designed for modern lifestyles. A massive family and recreation area offers endless possibilities - whether you envisi on a home theatre, gym, or entertainment lounge. A spacious fourth bedroom & another elegant full bathroom make this level ideal for guests or extended family. Step outside to your PRIVATE BACKYARD OASIS. Thoughtfully landscaped for low maintenance, it features a sprawling deck, patio, and outdoor fireplace that transform the space into an entertainerâ€™s dream. Fully fenced & complemented by a double detached garage, it is as functional as it is inviting. Altadore is consistently ranked as one of Calgaryâ€™s MOST DESIRABLE neighborhoods, celebrated for its unique blend of historic charm and urban convenience. Just minutes from the downtown core, this vibrant community offers walkable access to parks, river pathways, boutique shops, restaurants, and top-rated schools. Whether strolling along tree-lined streets or enjoying the nearby Marda Loop amenities, Altadore provides a lifestyle that balances luxury, leisure, and connectivity. Experience the UNMATCHED ELEGANCE of life in Altadore today!! (id:6289)

Built in 2012

**Essential Information**

Listing #	A2256536
Price	\$1,050,000
Bedrooms	4

Bathrooms	4.00
Half Baths	1
Square Footage	1,821
Acres	0.07
Year Built	2012
Type	Single Family
Sub-Type	Freehold

### **Community Information**

Address	1907 37 Avenue Sw
Subdivision	Altadore
City	Calgary
Province	Alberta
Postal Code	T2T6R6

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### **Interior**

Appliances	Washer, Refrigerator, Water softener, Range - Gas, Dishwasher, Dryer, Microwave, Garburator, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

### **Exterior**

Exterior	Brick, Stucco
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office MaxWell Capital Realty



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