

\$899,900 - 1581 38 Avenue Sw, Calgary

MLS® #A2260743

\$899,900

3 Bedroom, 2.00 Bathroom, 1,914 sqft
Single Family on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SATURDAY OCT 11- 1 :00pm
to 3:00pm ****Spectacular**** Brownstone
Townhome in Altadore S.W. Calgary â€“ 3
Bed, 3 Bath | End Unit | Over 1,900 Sq. Ft.

This elegant and rare brownstone offers over
1,900 sq. ft. of refined living across 2 spacious
levels, with a third-floor rooftop patio that
boasts stunning downtown views. Access your
heated double attached garage directly off the
back lane. As the end unit with 8 extra
windows, this home is flooded with natural light
and designed for both luxury and functionality.
Located just steps from River Park, Sandy
Beach, top-rated schools, shops, and
diningâ€”this home delivers the perfect

balance of urban living and community charm.
Main Floor Features: Bright layout with 10â€™
ceilings; Wide-plank white oak engineered
hardwood flooring; Huge gas fireplace with
whitewashed brick surround; Custom 8-ft barn
door and hidden kid/pet playroom under the
stairs; Modern dual-tone kitchen featuring:
60â€• Electrolux fridge/freezer, Gas stove,
range hood, microwave, garburator, and Large
walk-in pantry with wood shelving; Quartz
countertops, under-cabinet lighting, and
extra-tall cabinetry; South-facing deck off the
kitchen with motorized awning, artificial turf,
and outdoor heater; Fully fenced private yard,
unique to this complex; Front patio area.
Second Floor â€“ Private Living Quarters:
Spacious primary suite with Spa-inspired
ensuite featuring double sinks, in-floor heat,
quartz counters, and private water closet;



Walk-in closet with window; Two additional large bedrooms; 4-piece main bathroom with upgraded finishes. Third Level – Rooftop Patio Retreat: Access your private rooftop dura-deck patio; Panoramic downtown skyline views–ideal for relaxing or entertaining. Additional Features: Double attached heated garage with mudroom and utility area; Triple pane windows, High-efficiency furnace, central A/C; Water softener & reverse osmosis water filter system; Built-in stereo system on both floors; Solid-core 8-ft interior doors, pot lights, upgraded lighting; High-end window coverings including PVC shutters. This home is part of an exclusive 6-unit complex where no units have ever sold through MLS–a truly rare opportunity. Impeccably maintained and move-in ready, this brownstone home delivers the best of luxury, location, and lifestyle in one of Calgary’s most sought-after communities. (id:6289)

Built in 2018

Essential Information

Listing #	A2260743
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,914
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	1581 38 Avenue Sw
Subdivision	Altadore
City	Calgary
Province	Alberta

Postal Code T2T6W8

Amenities

Amenities Park, Playground, Schools, Shopping
Features Gas BBQ Hookup
Parking Spaces 2
Parking Attached Garage, Garage, Heated Garage, Oversize
of Garages 3

Interior

Appliances Refrigerator, Water softener, Range - Gas, Dishwasher, Microwave, Freezer, Garburator, Hood Fan, Window Coverings, Washer/Dryer Stack-Up
Heating Forced air, In Floor Heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 3
Has Basement Yes

Exterior

Exterior Brick, Composite Siding
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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