



**GRASSROOTS**  
REALTY GROUP

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**540 37 Street NW  
Calgary, Alberta**

**MLS # A2228448**



**\$910,000**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,902 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Quartz Counters, Storage		

**Inclusions:** Hot Tub

**\*\*PRICE REDUCED \$55,000\*\*** Welcome to this beautiful Semi Detached Inner City Home in the desirable north west neighborhood of Parkdale. Over 2700 ft<sup>2</sup> of total developed luxury for you to call home. Stepping inside, you'll find the luxurious main floor open, warm and a thoughtfully curated space. The chefs kitchen has a huge island ideal for entertaining, ample counter space, gas range, quartz countertops, built in oven and microwave. The white full height shaker style kitchen cabinetry with undercabinet lighting brings timeless elegance and functional storage for your family's needs. A front dining room overlooks the front street through oversized windows that invites natural light in to the space. With 10 foot ceilings on the main floor, the home offers a bright and airy atmosphere, complemented by an abundance of natural light throughout the house. Off the kitchen boasts your beautiful living room with a stone walled gas fireplace with built ins, overlooking the back yard. Hardwood floors, glass railing, open riser stairs and a two piece powder room round out this exceptional main floor. Upstairs you'll find a primary bedroom fit for a king sized bed, walk in closet and spa like five piece ensuite with a jetted soaker tub featuring a skylight, large steam shower and water closet. There are a further 2 large bedrooms on this floor, a second bathroom with a tub and laundry room for your convenience. The basement is fully finished with in floor heat, and a wet bar area with a beverage fridge. The recreation room has plenty of space for the kids to play; a fourth bedroom, full bath and plenty of storage complete this well thought out home! This home comes with an air conditioning unit to ensure your comfort during warmer months. Step outside to enjoy your patio space for relaxation or entertaining, complete with a gas line for a BBQ. Your insulated and

drywalled double garage will ensure year round functionality. Steps to the Bow River and all its pathways, close to the University of Calgary, Foothills Hospital, Alberta Children's Hospital, downtown, schools, shopping and easy access to the Number 1 Highway out to the Rocky Mountains. Located in one of Calgary's most sought after communities, this is it! Book your private showing to see everything Parkdale has to offer.