



GRASSROOTS
REALTY GROUP

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1920 37 Avenue SW
Calgary, Alberta

MLS # A2230201



\$999,999

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,826 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Private,		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Insulbrick/Asphalt, Masonite, Mixed, Siding, Stucco	Zone:	Res
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		
Inclusions:	Garage Door Opener and Controler		

Inner-City Living in Altadore Exceptional contemporary home located in the heart of Altadore, offering the best in inner-city living. Thoughtfully designed with bright, open living spaces and high-end finishes throughout. Key Features: • Outdoor Living: Two spacious decks, a private rear patio, and a front courtyard provide multiple options for outdoor relaxation and entertaining. • Open Concept Layout: Main floor features a seamless flow from the family room to the rear deck, ideal for everyday living and hosting. • Primary Retreat: The upper-level primary suite includes a private balcony, walk-in closet, and a well-appointed en-suite. • Heated Drive-Under Garage: Rare for the area, this home offers a heated, attached garage with direct access to the interior. • Unbeatable Location: Just blocks from Marda Loop's amenities, including shops, restaurants, grocery stores, and essential services.