



GRASSROOTS
REALTY GROUP

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728 37 Street NW
Calgary, Alberta

MLS # A2248305



\$949,900

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,917 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: Built-in shelf/counter in garage for totes, built-in niches behind frame TV's.

OPEN HOUSE SATURDAY, AUGUST 16TH FROM 1-4 PM. Beautifully renovated 3+1 bedroom home in the established community of Parkdale, offering over 2800 sq ft of developed living space! The open & airy main level presents vinyl plank flooring & high ceilings, showcasing a lovely, updated kitchen tastefully finished with quartz counter tops & backsplash, refreshed contrasting cabinets, island/eating bar & new stainless steel appliances. A spacious dining area is open to the kitchen with ample space to host family & friends. The living room is the perfect space for gathering & is anchored by a new floor to ceiling fireplace. A private office is tucked away just off the foyer – ideal for a home office setup. A 2 piece powder room with new vanity & tile & a mudroom complete the main level. The second level with new carpeting hosts 3 bedrooms, a 4 piece bath & laundry room complete with cabinets, butcher counter top, sink & new LG combo washer/dryer. The primary bedroom with vaulted ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes vinyl plank flooring, a large family/media room, fourth bedroom with closet added & a 4 piece bath with new vanity & rejuvenating steam shower. Other notable features include central air conditioning, fresh paint & new LED lighting throughout. Outside, enjoy the beautifully landscaped front yard & back yard with deck & walkway with Timbertech composite decking, charming Tojagrid pergola & access to the double detached garage. The location is incredibly convenient, close to picturesque Edworthy Park & Bow River pathways, schools, shopping, public transit plus Foothills & Children's Hospitals.

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