



GRASSROOTS
REALTY GROUP

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1907 37 Avenue SW
Calgary, Alberta

MLS # A2256536



\$1,050,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,821 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Outdoor Planter Boxes on Wheels, TV Wall Mounts		

****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 and 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 envision 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 entertainer's dream. Fully fenced and complemented by a double detached garage, it is as functional as it is inviting. Altadore is consistently ranked as one of Calgary'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!!