



GRASSROOTS
REALTY GROUP

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**2012 37 Avenue SW
Calgary, Alberta**

MLS # A2268394



\$779,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,857 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		
Inclusions:	"AS IS, WHERE IS"		

Opportunity awaits in the sought-after community of Altadore! Located on one of the neighbourhood's most desirable streets and just a short walk to Marda Loop, this property offers EXCEPTIONAL VIEWS of the Downtown skyline and has incredible potential for those looking to remodel, renovate, or build equity! This detached home features spacious living space across three levels, including a WALKOUT BASEMENT, 9 ft. ceilings, and an OPEN-CONCEPT main floor with beautiful flow throughout. The existing layout includes a spacious kitchen with Maple Cabinetry, Granite Countertops, and a large Island that opens to the living and dining areas—perfect for future entertaining and modern updates. Off the kitchen is a spacious Balcony with VIEWS of the Downtown Skyline. Off the main entrance is a flex room that can be transformed into a 5th bedroom and (previous) 2pc bath. The upper level provides a generous Primary Suite with a large walk-in closet and 5pc ensuite Bath, with OUTSTANDING VIEWS of the core, plus two additional bedrooms and a 4pc bath. The lower level Walkout Basement features a family room, a 4th spacious bedroom, flex space, and access to the private, low-maintenance backyard with a double detached garage. Whether you're an investor or builder seeking a project in one of Calgary's most desirable inner-city locations, this is your chance to transform a home with great bones, overflowing with potential. Don't miss this opportunity in Altadore!