



GRASSROOTS
REALTY GROUP

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1654 37 Avenue SW
Calgary, Alberta

MLS # A2273305



\$949,999

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,986 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Tankless Hot Water, Walk-In Closet(s), Wet Bar		

Inclusions: N/A

NOW SELLING – 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | in ALTADORE Proudly built by Cascade Developments Inc, these exceptional townhomes offer the perfect blend of style, function, and an unbeatable inner-city location on a quiet, tree-lined street. This corner townhouse spans over 2,300 sq. ft. of meticulously crafted living space and features 3 bedrooms above grade, a fully finished basement, a private balcony, and 4.5 bathrooms with premium contemporary finishes. The entry level welcomes you with an open-concept layout, engineered hardwood floors, custom wall panels, and an attached garage. The driveway showcases a stunning exposed aggregate finish, combining elegance with durability. This level also includes a bedroom or office with a large window, full ensuite, and closet, offering flexible living for guests or a home office. The staircase serves as a true centerpiece, featuring luxury glass panels, sleek modern handrails, and custom sensor LED lighting, adding a contemporary and sophisticated touch to the open-concept design. The main floor offers an expansive living area highlighted by a sleek electric fireplace. The chef-inspired kitchen features full-height custom cabinetry, quartz countertops and quartz backsplash, a gas range, built-in oven, a walk-in pantry, and a designer custom wood-slat hood fan. Buyers will also receive an appliance credit or may choose from available brand options. A convenient powder room completes this elevated living space. The top floor is designed for comfort, with two beautifully appointed bedrooms. Both bedrooms offer generous walk-in closets and spa-inspired ensuites with heated floors, creating a luxurious retreat. A dedicated laundry area with stackable washer/dryer with sink adds convenience to this thoughtfully designed level. The fully finished

basement offers exceptional versatility with a large rec room, perfect for entertaining, along with a wet bar and a 3pc bathroom. Buyers also have the option to upgrade to a four-bedroom basement layout at no extra cost, providing additional living space and flexibility. Throughout the townhouse, high-end contemporary finishes create a refined and luxurious atmosphere. Outside, low-maintenance landscaping ensures practicality without compromising curb appeal. Don't miss your opportunity to own a luxury townhouse in Altadore, one of Calgary's most desirable communities. Rough-in for central AC and garage heater are included. Book your private showing today.