



**GRASSROOTS**  
REALTY GROUP

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**2018 37 Street SW  
Calgary, Alberta**

**MLS # A2292938**



**\$839,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry  |               |                   |
| <b>Type:</b>     | Residential/Duplex   |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side  |               |                   |
| <b>Size:</b>     | 1,886 sq.ft.   | <b>Age:</b>   | 2014 (12 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.07 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Cleared, Lawn, Low Maintenance Landscaping |               |                   |

|                    |                        |                   |      |
|--------------------|------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle        | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame             | <b>Zoning:</b>    | MC-1 |
| <b>Foundation:</b> | Poured Concrete        | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Ceiling Fan(s), Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** NONE

Imagine walking into a home that feels like it was designed just for you. 2018 37 ST SW is more than just a house; it is a sophisticated, turn-key residence that perfectly blends modern architectural flair with the genuine warmth your family deserves. With over 2,700 square feet of meticulously developed living space, every corner of this property has been crafted to handle the beautiful chaos of daily life with effortless style and plenty of room to grow. From the moment you step inside, you are greeted by a sun-drenched, open-concept main floor. Picture cozy winter evenings by the gas fireplace, surrounded by custom built-ins and rich hardwood floors. At the center of it all is a gourmet kitchen that truly acts as the heart of the home. It's a space meant for gathering, featuring a massive social island and premium appliances—including a high-end refrigerator and washer both upgraded in 2025. When you need a retreat, the upper-level primary sanctuary awaits, offering a spa-inspired ensuite and a sprawling walk-in closet. The fully finished lower level is a versatile canvas that significantly expands your living options. It features an additional large bedroom, a dedicated den or home office, and a full bathroom, making it a generous area perfect for a media room, a home gym, or the ultimate play zone for the kids. What sets this home apart is the incredible peace of mind that comes with it. You won't have to worry about the "hidden" details; the home is equipped with a high-efficiency furnace and central air conditioning for year-round comfort. The infrastructure has been thoughtfully maintained, featuring a hot water tank replaced in 2024 and a top-of-the-line Kinetico water softener with a chlorine filter installed less than a year ago. It's rare to find a home that looks this good and runs this smoothly. Living here means the best of Calgary is right

at your doorstep. Located in the vibrant heart of Killarney-Glengarry, you can enjoy morning strolls through lush, tree-lined streets to your favorite artisanal coffee shop or a family dinner in Marda Loop. Whether it's a quick walk to the Westbrook LRT for work or a Saturday afternoon at the Killarney Aquatic & Recreation Centre, Calgary Public Library, Westbrook train station, everything you need is within walking distance. Perhaps most importantly, you are securing a bright future for your children. This home sits within a prestigious school district that offers exceptional educational opportunities from start to finish. From the renowned Montessori program at Killarney School and French Immersion at Holy Name to the academic excellence of Vincent Massy, Central Memorial and within close proximity of the top-rated facilities at Ernest Manning High School, your kids will have access to the best programming in the city. This is truly the perfect home for a growing family that prioritizes location, a quality build, endless convenience, and a top-rated school district from K-12.