



2, 427 37 Street SW
Calgary, Alberta

MLS # A2296457



\$1,090,000

Division:	Spruce Cliff		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,225 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub, Vaulted Ceiling(s), Wet Bar		

Inclusions: Exterior Permanent gem lighting runs across the front of the home â€” set any colour, any time of year.

Homes like this don't come up often in the inner city. This detached home in Spruce Cliff offers over 2,160 sq ft above grade across four bedrooms, three full bathrooms, and a fully developed basement — all on an oversized lot with a triple detached garage and landscaped west-facing backyard with poured concrete patio and perennials planted throughout. Main Floor - Engineered hardwood and twelve-foot ceilings set the tone throughout. The kitchen is built for the way you actually cook — full-height custom cabinetry, and a tiled backsplash, gas cooktop, oversized central island with 6 person seating. The living room anchors around a gas fireplace with featured tile surround, with sliding glass doors leading directly to the newly landscaped backyard. A fully tiled mudroom with built-in cabinetry and bench keeps arrivals organized. Upper Floor - The primary bedroom features a vaulted ceiling, an oversized walk-in closet with extensive built-ins, and a five-piece ensuite with heated tile floors, freestanding soaker tub, fully tiled standing shower, and quartz vanity. Two secondary bedrooms each have walk-in closets and share a well-appointed four-piece bathroom with private water closet. A dedicated laundry room with folding counter and sink rounds out the upper floor. Lower Level - A generous rec room with built-in wet bar and media nook anchors the basement. The fourth bedroom is currently set up as a private home gym — with two large closets and four-piece bathroom access, it converts effortlessly into a guest suite, office, or whatever your lifestyle calls for. Spruce Cliff puts you steps from parks, schools, the Bow River pathway, and the LRT — inner-city convenience without the density.