



**37 28 Avenue SW
Calgary, Alberta**

MLS # A2142591



\$1,395,000

Division:	Erlton		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,304 sq.ft.	Age:	2008 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Dry Bar, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: None

Stunning architecturally-designed contemporary urban home. Prime elevated position in Erlton. This location is amazing with close-proximity and walkability to the 4th Street Village (restaurants, bars, shopping), the Elbow River pathway system, MNR recreation centre, downtown core, and transit (C-Train). Nearly 3200 square feet of development with a recent designer renovation. "New-York-loft" style with unique exposed-steel-frame construction, concrete walls, hardwood floors and a striking open steel-and-wood staircase running up to the 3rd level. The main floor offers an open plan with lots of light from the huge windows, front and back. Soft designer colors create a neutral palate for your art and furniture. 2-storey wall of glass and double-height ceiling in the living room plus access to a front terrace. Beautiful new window coverings. Chef's kitchen with large island, modern cabinetry, marble counters, stainless appliances and extra light from the diffused glass backsplash. Sun-washed dining room with designer lighting and large patio doors to the low-maintenance and private south-facing yard—a natural extension of the living space. The excitement builds as you ascend to the second level which overlooks the living room and holds 2 bedrooms and a loft-space for a home office. A stylish bathroom with laundry completes this level. The top level is dedicated to a luxurious Primary suite. It offers panoramic city views, access to a large deck, beverage centre, huge bedroom with fireplace and built-ins, generous walk-in closet and a sunny 5-piece ensuite including freestanding tub, glass shower, double vanity and separate water-closet. Watch for the very high ceilings and polished and heated concrete floors in the lower level—with a family room, bedroom and full bath. Not your average semi-detached

home…truly remarkable quality combined with low-maintenance living. Competes with townhomes but with no condo fees.