



**GRASSROOTS**  
REALTY GROUP

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415 37 Avenue NW  
Calgary, Alberta

MLS # A2209174



**\$1,099,900**

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,104 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Sump Pump(s), Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Discover a residence where thoughtful design meets luxurious living in this unique home crafted by the esteemed JTA Designs. Sunlight floods the main floor, creating a bright and inviting atmosphere throughout. Convenience is paramount with underground garage parking that leads directly into the expansive basement and entertainment area, plus the added benefit of extra driveway parking for guests. The master suite offers a serene escape with beautiful views, and each bedroom features generously sized closets to accommodate all your storage needs. Imagine unwinding in the 4-piece bathroom, complete with a steam shower rough-in awaiting your personal touch. The main floor's bright living room seamlessly flows into a dedicated office space, perfect for work or quiet reflection. Culinary enthusiasts will adore the kitchen, boasting abundant storage and a substantial island ideal for both preparation and casual dining. Anticipate moving into this exceptional property with an opportunity to own a truly distinctive home.