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1920 37 Avenue SW  
Calgary, Alberta

MLS # A2230201



\$999,999

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Altadore   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | 2 Storey   |        |                   |
| Size:     | 1,826 sq.ft.   | Age:   | 2005 (20 yrs old) |
| Beds:     | 4  | Baths: | 3 full / 1 half   |
| Garage:   | Aggregate, Alley Access, Double Garage Attached, Garage Faces Rear           |        |                   |
| Lot Size: | 0.07 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Private, |        |                   |

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | Boiler, In Floor, Fireplace(s), Forced Air  | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood  | Sewer:     | -    |
| Roof:       | Flat  | Condo Fee: | -    |
| Basement:   | Finished, Full, Walk-Out To Grade   | LLD:       | -    |
| Exterior:   | Concrete, ICFs (Insulated Concrete Forms), Insulbrick/Asphalt, Masonite, Mixed, Siding, Stucco  | Zoning:    | R-C1 |
| Foundation: | Poured Concrete   | Utilities: | -    |
| Features:   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting |            |      |
| Inclusions: | Garage Door Opener and Controller Phantom Screens on exterior doors   |            |      |

Inner-City Living in Altadore Exceptional contemporary home located in the heart of Altadore, offering the best in inner-city living. Thoughtfully designed with bright, open living spaces and high-end finishes throughout. Key Features: • Outdoor Living: Two spacious decks, a private rear patio, and a front courtyard provide multiple options for outdoor relaxation and entertaining. • Open Concept Layout: Main floor features a seamless flow from the family room to the rear deck, ideal for everyday living and hosting. • Primary Retreat: The upper-level primary suite includes a private balcony, walk-in closet, and a well-appointed en-suite. • Heated Drive-Under Garage: Rare for the area, this home offers a heated, attached garage with direct access to the interior. • Unbeatable Location: Just a block from Marda Loop's amenities, including shops, restaurants, grocery stores, and essential services.