

# \$1,099,000 - 1730 37 Avenue Sw, Calgary

MLS® #A2220198

**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 1,967 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

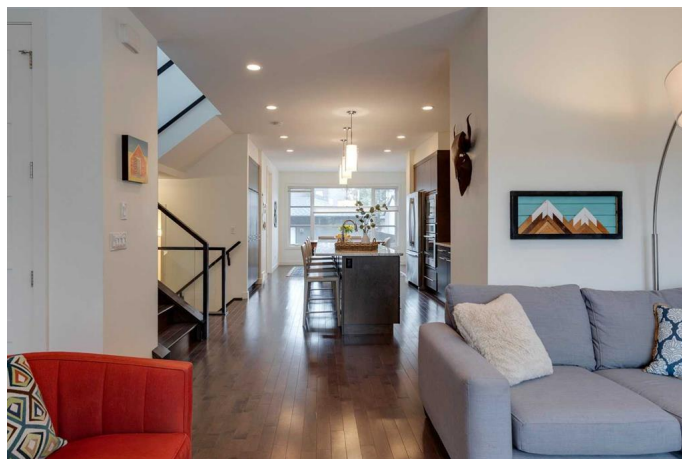
OPEN HOUSE Saturday May 17th 2-4. This spectacular 4-bedroom high quality contemporary home is on a great street kitty corner to popular Kiwanis Park. Upon entry you will notice the bright living room featuring an open concept layout, 9ft ceilings and beautiful dark hardwood. This level is also home to a gourmet kitchen with a gas stove, built-in oven, large island, great mud/laundry room and a good sized dining room all overlooking the back yard. The spectacular stone wall staircase with a sky light leads to the second floor where you will find the primary bedroom boasting a luxurious 5-piece ensuite with heated floors and large walk-in closet. There are two more good sized bedrooms and a lovely family bath. The basement also has 9ft ceilings, in floor heating, loads of storage, huge family room and a fourth bedroom including a murphy bed with its own ensuite. Enjoy the insulated double garage, natural gas for BBQ, exposed aggregate patio and the South front yard facing kid friendly Kiwanis Park. Wonderful family home for entertaining, steps to off leash River Park, the shops and restaurants of Marda loop and great schools from this this awesome location!

Built in 2014

## Essential Information

MLS® #

A2220198



Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1730 37 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2H3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Gas Stove, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Garden

Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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