



GRASSROOTS
REALTY GROUP

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239 37 Avenue SW
Calgary, Alberta

MLS # A2225847



\$3,075,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,486 sq.ft.	Age:	1943 (82 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Located in the heart of East Elbow Park, this thoughtfully reimagined home blends classic architecture with modern family function. Originally redesigned and expanded by Marvin DeJong in 2006, the property offers a rare combination of style, space, and location—facing the Elbow River and within walking distance to some of Calgary’s most respected schools, including Elbow Park Elementary, Rideau Park, and Western Canada High. The Glencoe Club, parks, rinks, and tennis courts are all close by. The main floor features a series of elegant, light-filled living spaces with excellent flow for both daily living and entertaining. A spacious family room opens onto a large upper deck, creating an effortless transition to outdoor living. Just steps down, a beautifully designed stone patio includes a built-in BBQ, outdoor kitchen, and dining area—ideal for hosting. A second, separate patio space offers flexibility for recreation, play, or quiet relaxation. The kitchen is efficient and well-appointed, offering generous storage, prep space, and a central island. A dedicated home office and flexible main-floor living areas provide room to work or unwind. The mudroom connects directly to the oversized double attached garage—perfect for active households. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with two walk-in closets and a spa-inspired ensuite. The lower level adds a fourth bedroom, recreation room, and laundry—offering added space for guests, teens, or family activities. With two distinct outdoor zones, this home offers not only style and comfort inside—but also rare, functional exterior living that extends your space well beyond the walls.