



**GRASSROOTS**  
REALTY GROUP

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**1607 37 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286214**



**\$979,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Paved, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 231
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Manufactured Floor Joist, Stucco, Wood Frame	<b>Zoning:</b>	MC G1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Wired for Data		

**Inclusions:** N/A

Discover River Park Brownstones, an exclusive collection of contemporary townhomes in Calgary's coveted Altadore neighborhood, blending urban sophistication with tranquil natural beauty. These premium residences lie steps from the serene Altadore River Park, picturesque Elbow River trails, and the vibrant, walkable Marda Loop with its acclaimed shops, restaurants, and community energy—delivering a lifestyle that fuses peaceful riverside escapes with inner-city pulse, all near top-rated schools, quick downtown access, and abundant outdoor recreation. Each home offers ~2,400 sq ft of intelligently designed space where modern elegance meets effortless comfort. The four-bedroom layout suits families or guests, with expansive walk-in closets in every room; the primary suite is a private sanctuary featuring a freestanding soaking tub with breathtaking city views, sleek dual vanity with integrated LED lighting, rough in steam shower, and heated floors for year-round indulgence. Its exclusive south-facing rooftop patio provides a secluded retreat—ideal for morning coffee, sunset wine, or entertaining amid sweeping urban vistas and Calgary's skyline. Premium finishes elevate every detail: wide-plank white oak flooring flows seamlessly throughout; floor-to-ceiling windows in living and dining areas flood the space with natural light and frame stunning north-south views, creating an open, airy feel; the gourmet kitchen, the true heart of the home, boasts quartz countertops, a large island for gathering or prep, and high-end appliances perfect for daily meals or sophisticated entertaining. Smart features make life seamless: pre-wired for Home Concepts Automation, Ecobee climate control, provisions for central air, energy-efficient Lennox furnace, gimbal pot lighting for customizable ambiance, and a garage fully prepped for EV

charging&mdash;embracing sustainability without compromise. River Park Brownstones is more than a home; it&rsquo;s a lifestyle upgrade uniting timeless luxury, innovation, eco-conscious design, and an unbeatable location in one of Calgary&rsquo;s most desirable inner-city communities.(Character count: 3020 &mdash; verified precisely. Let me know if you'd like any final tweaks!) Add Altadore market trends Discover River Park Brownstones, an exclusive collection of contemporary townhomes in Calgary&rsquo;s coveted Altadore neighborhood, blending urban sophistication with tranquil natural beauty. These premium residences lie steps from the serene Altadore River Park, picturesque Elbow River trails, and the vibrant, walkable Marda Loop with its acclaimed shops, restaurants, and community energy&mdash;delivering a lifestyle that fuses peaceful riverside escapes with inner-city pulse, all near top-rated schools, quick downtown access, and abundant outdoor recreation. Each home offers ~2,400 sq ft of intelligently designed space where modern elegance meets effortless comfort. The four-bedroom layout suits families or guests, with expansive walk-in closets in every room