



GRASSROOTS
REALTY GROUP

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1826 37 Avenue SW
Calgary, Alberta

MLS # A2301417



\$1,100,000

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|------------------|--|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,962 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Level, Low Maintenance Landscape, Rectangular Lot | | |

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|--------------------|---------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Cedar, Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: Dishwasher, Dryer, Garage Door Opener, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Shed

OPEN HOUSE Saturday May 2nd 11-3:30PM, Sunday May 3rd 2-4:30PM! Experience timeless beauty and modern luxury with this meticulous 2012 build. Adorned by elegant finishings with over 1,960 SF of above grade living space and ideally situated in the heart of the vibrant Marda Loop district. A black cedar horizontal wood slat facade and landscaped front yard offer charming curb appeal on a quiet, pedestrian-friendly street. Step inside the bright foyer with a large entryway closet and into the adjacent south-facing private office/dinning room, illuminated by floor to ceiling windows. Follow dark wide plank hardwood and a stunning textured feature wall into the immaculate chef's kitchen, featuring a quartz countertop island with undermount double bowl sink, sleek white lacquered and maple cabinetry and clear glass tiled backsplash. The impressive Jennair appliances include a built-in oven, chimney style hood fan, 4-burner gas cooktop, and panel-ready refrigerator. This connects into the spacious dining room with a designer light fixture overhead and large windows overlooking the rear patio. An adjoining living area features a stone fronted gas fireplace and convenient outdoor access via french doors. The back deck includes a gas line for summer BBQs, ample seating space, stairs to the backyard and thoughtful privacy screening for serene enjoyment. Back inside, ascend the staircase with upgraded stainless steel railings to the upper level. On one end, a full bathroom with a skylight separates two secondary bedrooms, each of which are flooded with natural light from multiple windows and come with accompanying closet built-ins. The other side boasts a luxurious south-facing primary retreat, decorated with a wallpaper feature wall, sconce lighting and floating shelf, along with a massive custom walk-in closet offering premium storage. The lavish ensuite

encompasses heated floors, dual vessel sinks, skylight, tranquil soaker tub with travertine tiled product niche, and a glass enclosed shower with shelving. This level is completed by laundry and an extra deep linen closet. The fully developed walk-out basement is roughed in for in-floor heat, and includes a fourth bedroom with more closet built-ins, extensive storage, full bath with tile detailing, and versatile, well-lit recreation room. A large mudroom space leads directly out into the private backyard and detached double garage, which is drywalled, insulated, heated and with the possibility to add EV charging, along with a convenient paved back lane. Additional notable features include central A/C, HE furnace, rough-in for Central Vacuum, energy efficient stucco EIFS system, and large pressure treated basement window wells. Enjoy living in one of the most sought after inner city neighbourhoods; a pedestrian-oriented haven surrounded by parks, greenspaces, top rated schools, the shops along 33rd Avenue, and quick access to Crowchild Trail and 14th Street.