



GRASSROOTS

REALTY GROUP

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**239 37 Avenue SW
Calgary, Alberta**

MLS # A2302531



\$2,850,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,489 sq.ft.	Age:	1943 (83 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Creek/River/Stream/Pond, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: NA

Located in the heart of prestigious East Elbow Park, this beautifully reimagined residence blends timeless character with modern family comfort. Originally built in 1943 and later redesigned and expanded by Marvin DeJong, the home offers a rare combination of architectural charm, thoughtful functionality, and an irreplaceable location - positioned directly across from the Elbow River. Enjoy a lifestyle defined by walkability, with Calgary's most respected schools. Elbow Park Elementary, Rideau Park, and Western Canada High being just moments away, along with the Glencoe Club, tennis courts, playgrounds, and scenic river pathways. The home's distinctive stucco exterior, inspired by classic West Coast design, creates a striking first impression and sets it apart within the neighbourhood. Inside, a collection of light-filled, elegant living spaces unfolds, where original character elements blend seamlessly with contemporary updates to create a warm yet refined atmosphere. The main level is designed for both everyday living and effortless entertaining. A welcoming family room opens onto an expansive upper deck, capturing serene river views, while below, a beautifully landscaped stone patio features a built-in BBQ, outdoor kitchen, and generous dining area - perfect for hosting. A second, more private patio provides additional space for relaxation or play, offering flexibility for a variety of lifestyles. The kitchen is both functional and inviting, featuring ample storage, a central island, and seamless connection to the surrounding living and dining areas. A dedicated home office, flexible formal spaces, and a well-designed mudroom with direct access to the oversized double garage ensure practicality without compromising style. Upstairs, three spacious bedrooms include a luxurious primary retreat complete with dual walk-in closets and a

spa-inspired ensuite. The lower level adds a fourth bedroom, recreation room, and laundry, offering a versatile layout ideal for growing families, guests, or multi-generational living. With its unique architectural presence, rich history, and two distinct outdoor living zones, this home offers far more than just square footage - it delivers a lifestyle. Experience the rare opportunity to live in one of Calgary's most coveted communities, where riverfront tranquility meets inner-city convenience.