



GRASSROOTS

REALTY GROUP

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2012 37 Avenue SW
Calgary, Alberta

MLS # A2302866



\$1,049,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,854 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cedar, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		
Inclusions:	N/A.		

OPEN HOUSE: May 3rd, 1-3 pm. This is it!! Fully Renovated and in new condition! Welcome to the latest renovation project by the Award Winning Winchester Builders! This beautiful home is move in ready with all new everything!! As you walk into the home, you will be immediately impressed with the spacious entry and natural light that floods throughout. The open concept kitchen, dining and living area is a perfect space for entertaining, family time and both starting and ending your day. You’ll love the full LG appliance package (refrigerator, gas stove, dishwasher) as you create amazing meals in your custom kitchen with soft closing doors/drawers, beautifully underlit cabinets & quartz countertops. The centre sit-up island is the perfect space to gather and enjoy company. Curl up around the fireplace with built-in shelves to enjoy a quiet night or to watch TV. Step out onto the patio to enjoy a morning coffee or cool beverage on a warm night! Completing the main floor is a guest 1/2 bathroom and a rare main floor office that will be the envy of all. It’s the perfect size for working from home and holding meetings. It could also be used as a formal dining room or a main floor bedroom. As you ascend the stairs, you will immediately notice the extra wide staircase is perfect for moving large pieces of furniture. The second floor has the ideal layout with the primary bedroom, ensuite and walk-in closet located at the back. You’ll enjoy amazing city views from this bedroom including fireworks during Stampede! The 5-piece en-suite has a dream soaker tub, large shower and ample sized double vanity. Down the hall you will find two well sized bedrooms and a 4-piece bathroom. Completing this floor is an upper laundry room making laundry days a breeze! Moving to the lower walk-out level, you will be impressed by the open recreation

space. Imagine ping pong tournaments, a workout area and still having room to enjoy the second fireplace and movie night. There is also an oversized 4th bedroom that is perfect for guests or an older child. Completing the basement is a well sized 3-piece bath with walk in shower, heated floors and extra built-in shelving for storage. Moving outside from this level, you'll find a wonderful aggregate patio plus a fire pit area that is great for enjoying starry night skies and roasting marshmallows. You'll appreciate the artificial grass that never needs to be mowed! Lastly, the double detached garage is perfect for sheltered parking and storing seasonal items and more! Extras to note: the furnace and water tank were replaced in October 2025. If this weren't enough, this home is located on an amazing, quiet street in the equally amazing inner-city neighbourhood of Altadore. It's close to schools, shopping, grocery, transit, restaurants, coffee shops and the many amazing treasures you can find in Marda Loop! Book your showing today. This one won't last!