



1502 37 Avenue SW
Calgary, Alberta

MLS # A2305215



\$798,000

Division:	Altadore		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,335 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Enclosed, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt, Flat	Condo Fee:	\$ 276
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers		

Inclusions: auto door lock

Welcome to Alto37, an exceptional urban residence in the heart of Mardaloo, masterfully built by Urban Craft Homes and thoughtfully designed with interiors curated by JRstudioworks. This rare, extra-wide 2-storey townhome spans nearly 1,900 sq ft of refined living space and offers a layout that truly sets it apart from anything else on the market. Positioned as a bright corner unit, this home is flooded with natural light from expansive south-facing windows, creating an open, airy atmosphere throughout. The main level showcases impressive 10-foot ceilings, wide staircases, and a sleek, minimalist aesthetic that perfectly balances form and function. The spacious dining area is ideal for hosting, while the chef-inspired kitchen features a gas range, high-end appliances, and custom cabinetry designed for both everyday living and elevated entertaining. The signature extra-wide floor plan allows for full-sized furnishings, an uncommon luxury in townhome living—providing both comfort and versatility. Step directly from the kitchen onto your private rooftop deck, complete with a privacy fence and perfect for summer BBQs and relaxing evenings. Upstairs, the primary retreat offers a serene escape with sunny south exposure and a beautifully appointed ensuite. Two additional bedrooms, a full bathroom, and convenient upper-floor laundry complete the level, making it ideal for families or professionals alike. Additional highlights include central air conditioning, a single attached garage with epoxy flooring, and premium finishings throughout. Located just steps from one of Calgary’s best off-leash dog parks, as well as top-rated restaurants, cafes, and public transit, this home delivers the ultimate inner-city lifestyle. A rare opportunity to own a standout property in one of Calgary’s most desirable communities.