



GRASSROOTS
REALTY GROUP

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2039 37 Avenue SW
Calgary, Alberta

MLS # A2330926



\$1,529,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,996 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Modern luxury in the heart of Altadore. This exceptional detached two-storey home offers a thoughtfully designed open-concept floor plan, perfect for both everyday living and entertaining. Available in two professionally curated finish palettes—light and dark—this home showcases the quality and craftsmanship the builder is known for. Please refer to the builder's previous projects in the photos for examples of both finish options. The main level is centered around a stunning chef's kitchen featuring a massive quartz island, premium finishes, and a spacious dining area that flows effortlessly into the inviting living room with a sleek gas fireplace. A convenient powder room completes the main floor. Upstairs, you'll find a large laundry room and three generously sized bedrooms, each with its own walk-in closet. The luxurious primary retreat offers an expansive layout, a spa-inspired five-piece ensuite with a deep soaker tub, double vanity, and a spacious walk-in closet. The fully finished basement adds exceptional living space with a dedicated home gym, stylish wet bar, spacious recreation room, and a fourth bedroom—ideal for guests, a home office, or growing families. Complete with a double detached garage and situated in one of Calgary's most desirable inner-city communities, this exceptional home is just minutes from Marda Loop, River Park, excellent schools, and downtown, offering the perfect blend of modern luxury and everyday convenience.