



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2020 37 Street SW
Calgary, Alberta

MLS # A2345578



\$824,999

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,924 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Level, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Window Coverings, Solar Panels, Additional Dishwasher and Bar Fridge in Wet Bar, Security Cameras with System and Screen

[OPEN HOUSE OCT 4 1 PM - 3 PM] 50K PRICE REDUCTION Welcome to this exceptional 4-bedroom home in the heart of Killarney, where modern design, thoughtful upgrades, and incredible functionality come together. The main floor features impressive 10-foot ceilings, with 9-foot ceilings throughout the rest of the home, beautiful engineered hardwood flooring, a bright and spacious living room, and an impressive kitchen with quartz countertops, sleek cabinetry, built-in appliances, gas cooktop, and ample workspace. The dining area offers plenty of room for gatherings, while the family room features a cozy gas fireplace with built-in shelving. A stylish half bath completes the main level. An architectural highlight is the open-riser staircase with elegant glass railings, creating a modern, open feel throughout the home. Upstairs, three generous bedrooms are complemented by a 4-piece bathroom and convenient laundry with soaker sink. The spacious primary suite features a walk-in closet with custom organizers and a luxurious 5-piece ensuite with heated floors, double vanity, walk-in rain shower, and jacuzzi tub. Two skylights bring additional natural light to the upper level. The fully developed walk-out basement is designed for entertaining, featuring a spacious recreation room with gas fireplace and an upgraded wet bar with island, fridge, additional dishwasher, and heated floors in the bar area. A dedicated MOVIE ROOM with projector and screen creates the perfect space for family movie nights. The basement also includes a fourth bedroom with walk-in closet, 4-piece bathroom, versatile bonus room ideal for a home office or gym, laundry rough-in, and ample storage. Double French patio doors provide easy access to the backyard. A major highlight is the newly installed 5.5 kW solar system, designed to offset 100% of the home's annual electricity use,

potentially virtually eliminating the electricity bill. The system features state-of-the-art bifacial 500W panels paired with micro-inverters for maximum output and reliability. The warranty is fully transferable to the new owner through Lumi Renewables. Additional upgrades include security cameras, custom blinds with blackout blinds in the bedrooms, central A/C, central vacuum, built-in speakers, and more. Enjoy TWO natural gas hookups—one on the main-level deck and another on the basement patio—perfect for outdoor cooking and entertaining. The detached double garage provides secure parking and storage. Ideally located near schools, parks, shopping, restaurants, and public transit, with convenient access to Mount Royal University and Killarney Montessori School. A rare opportunity to own a beautifully upgraded home offering exceptional indoor and outdoor living, energy-efficient solar technology, and an incredible walk-out basement designed for entertaining.