



GRASSROOTS
REALTY GROUP

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2028 37 Avenue SW
Calgary, Alberta

MLS # A2346296



\$1,190,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,077 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Skylight(s), Walk-In Closet(s)		

Inclusions: TV wall mounts

Experience elevated inner-city living in this beautifully finished custom home in sought-after Altadore, Calgary, just steps from the shops, restaurants, cafés, parks and amenities of vibrant Marda Loop. Built by Niro Developments, this exceptional 4-bedroom, 3.5-bathroom home showcases quality craftsmanship, thoughtful design and extensive custom millwork throughout. Designed for both everyday living and effortless entertaining, the open-concept main floor is centred around an impressive chef-inspired kitchen featuring contemporary maple cabinetry, generous counter space, a large island and premium appliances, including a Viking range. The kitchen flows seamlessly into the dining area and inviting living room with fireplace, while direct access to the rear deck makes indoor-outdoor entertaining easy. A bright and private main-floor office provides the perfect space to work from home without sacrificing living space. Upstairs, you'll find three spacious bedrooms, a full bathroom and convenient upper-floor laundry. The impressive primary retreat offers a peaceful escape with downtown Calgary views, a generous walk-in closet and a luxurious 5-piece ensuite designed for relaxation. The fully developed lower level adds even more versatility with a fourth bedroom and walk-in closet, full bathroom, ample storage and an expansive recreation room with space for movie nights, a games area, home gym or additional family room. Additional features include solid-core doors, custom lighting, central air conditioning, extensive built-in cabinetry and exceptional storage throughout. With four bedrooms, 3.5 bathrooms, a dedicated home office, multiple living spaces and a highly walkable location near Marda Loop, this move-in-ready Altadore home delivers the space, quality and lifestyle buyers are looking for. Enjoy quick access to downtown Calgary,

nearby parks, schools, pathways and some of the city’s best dining and shopping—all from one of Calgary’s most desirable inner-city communities. A rare opportunity to own a beautifully crafted custom home in the heart of Altadore.