



GRASSROOTS
REALTY GROUP

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417 37 Avenue NW
Calgary, Alberta

MLS # A2349144



\$959,900

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,264 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Sump Pump(s), Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Welcome to 417 — a stunning home in HIGHLAND PARK, one of Calgary's most cared-for communities, where pristine lawns and mature tree-lined streets reflect true pride of ownership. The neighbourhood is anchored by one of the city's finest community centres, buzzing year-round with family events, while inside, the bright living area opens directly onto a private backyard oasis that is perfect for summer BBQs or unwinding in the shade. This home is thoughtfully designed for modern living, boasting a RARE ATTACHED GARAGE — a premium convenience in this community — along with a central A/C rough-in and generous storage featuring LARGE WALK-IN CLOSETS in every bedroom. Upstairs, the primary retreat is truly special — wake up to clear views of NOSE HILL PARK right from your bed and indulge in a beautiful spa-inspired ensuite featuring a STEAM ROOM ROUGH-IN. With Confederation Park's pathways nearby, schools and playgrounds within easy reach, and quick access to Centre Street and major arterial routes for a simple commute downtown or to the airport, this home offers the perfect blend of lively community living and everyday convenience. *Note: Parging to be repaired and Front sidewalk to be replaced next summer.