

2009 37 Avenue SW  
Calgary, Alberta

MLS # A2224178



**\$949,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Wired for Sound		

**Inclusions:** N/A

Experience the charm of Altadore, one of the most sought-after inner-city communities, with this beautiful turn-key home. Just a short stroll from Marda Loop's trendy shops, parks, and top-rated schools, this bright and airy detached two-storey is the perfect place to create lasting memories. This thoughtfully designed residence offers three levels of comfortable living, featuring four lovely bedrooms and a private south-facing backyard filled with mature trees—plus a whimsical treehouse for the kids! The open and inviting main floor welcomes you with refinished wide-plank engineered hardwood floors and soaring 9ft ceilings, seamlessly connecting the spacious living room, stylish maple kitchen, and sunlit family room with a cozy gas fireplace and wall-to-wall windows. Upstairs, three bedrooms await, highlighted by a serene primary suite with vaulted ceilings, two generous closets, and a spa-like ensuite featuring quartz-topped double vanities, a jetted tub, a skylight, and a separate shower. A well-appointed family bath with quartz countertops and a skylight, along with a stylish laundry space with a charming barn door, complete the second level. Downstairs, the beautifully finished lower level offers the perfect retreat, complete with a spacious rec room featuring a fireplace, a fourth bedroom, and a modern bathroom with granite counters. Outside, escape to your tranquil south-facing backyard—relax on the deck while the kids enjoy their private treehouse. The detached two-car garage ensures your vehicles and bikes are secure, with convenient access to the paved back lane. Call your Realtor and come to experience some of the best Altadore has to offer.