

728 37 Street NW  
Calgary, Alberta

MLS # A2248305



**\$949,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,917 sq.ft.	<b>Age:</b>	2008 (17 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, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Built-in shelf/counter in garage for totes, built-in niches behind frame TV's.

OPEN HOUSE SATURDAY, AUGUST 16TH FROM 1-4 PM. Beautifully renovated 3+1 bedroom home in the established community of Parkdale, offering over 2800 sq ft of developed living space! The open & airy main level presents vinyl plank flooring & high ceilings, showcasing a lovely, updated kitchen tastefully finished with quartz counter tops & backsplash, refreshed contrasting cabinets, island/eating bar & new stainless steel appliances. A spacious dining area is open to the kitchen with ample space to host family & friends. The living room is the perfect space for gathering & is anchored by a new floor to ceiling fireplace. A private office is tucked away just off the foyer – ideal for a home office setup. A 2 piece powder room with new vanity & tile & a mudroom complete the main level. The second level with new carpeting hosts 3 bedrooms, a 4 piece bath & laundry room complete with cabinets, butcher counter top, sink & new LG combo washer/dryer. The primary bedroom with vaulted ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes vinyl plank flooring, a large family/media room, fourth bedroom with closet added & a 4 piece bath with new vanity & rejuvenating steam shower. Other notable features include central air conditioning, fresh paint & new LED lighting throughout. Outside, enjoy the beautifully landscaped front yard & back yard with deck & walkway with Timbertech composite decking, charming Tojagrid pergola & access to the double detached garage. The location is incredibly convenient, close to picturesque Edworthy Park & Bow River pathways, schools, shopping, public transit plus Foothills & Children's Hospitals.