

**522 37 Street NW
Calgary, Alberta****MLS # A2255904****\$890,000**

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,011 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Stucco
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Stone Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: TV-Wall Mount (living room), White Serving Unit (dining room), Entertainment Centre Furniture (basement), Beanbag Chair (basement),

Meet "PRESLEY" - a contemporary two-storey semi-detached in Parkdale that checks all the boxes! Striking curb appeal is defined by clean architectural lines, expansive windows, and modern materials complemented by thoughtful landscaping. Inside, the airy feel continues with large windows throughout. A front office/den with glass French doors offers the perfect work-from-home space. The sleek white kitchen features island seating, ample storage, and a premium Maytag appliance package with wall oven and five-burner gas cooktop. The open-plan main floor flows seamlessly through the dining area into the living room, anchored by a stylish gas fireplace. A well-designed mudroom with built-in storage and sliding door completes this level. Enjoy indoor–outdoor living with a full accordion patio door that opens the back of the home entirely. The backyard is ready for entertaining with a spacious deck and eco-friendly, resilient ground cover of both grass and clover. From here, you'll find easy access to your double detached insulated garage. Upstairs, three bedrooms include a stunning primary retreat with a five-piece ensuite and large walk-in closet. A convenient laundry room with sink and a full bathroom serve the second level. The basement adds versatile flex space — perfect for movie nights (entertainment centre and oversized bean bag included), a home gym, or additional office. A generous fourth bedroom with walk-in closet is ideal for guests or teenagers. Hot water and heating are powered by a reliable, quiet, and efficient Noritz combi-boiler that has been regularly serviced. Comfort and peace of mind continue with central A/C, a Nest thermostat, and a radon mitigation system. This prime location puts you steps from the Bow River pathway system and minutes from Foothills & Children's Hospitals, the University of Calgary,

McMahon Stadium, the new Arthur J. E. Child Comprehensive Cancer Centre, and downtown. Parks, transit, coffee shops, and restaurants are all close at hand.