14517 37 Street NW

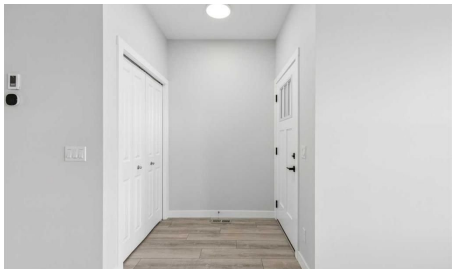
Calgary | Active | MLS® A2359499

$504,271









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2026**	**1,590.5 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc. and Real Broker

A closer look

Meet the Eira by Shane Homes, a brand-new 1,586 sq ft two-storey townhome in the growing NW Calgary community of Esker Park. The open main floor connects a bright east-facing great room, a dining area, and a kitchen with a granite-topped island, full-height subway tile backsplash, chimney-style hood fan, and stainless steel appliances, so everyday meals and weekend hosting feel easy. A mudroom off the back entry keeps coats and shoes in their place, and a half bath adds convenience for guests. Upstairs you will find the primary bedroom with a walk-in closet and private ensuite, plus two additional bedrooms and a full main bath. A front-load washer and dryer are included, and the Smart Home package brings a smart thermostat, video doorbell, and smart front door deadbolt. Below, the unfinished basement has a 3-piece bathroom rough-in ready for future development, and a rear parking pad off the lane offers two stalls. Photos are for illustrative purposes only.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359499
Bedrooms	3
Bathrooms	3
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,590.5 sq. ft.
Main Level Finished Area:	787.33 sq. ft.
Upper Level Finished Area:	803.17 sq. ft.

Lot Area:	1,797 sq. ft.
Lot Frontage:	20'4"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	2510955
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Evanston
Appliances:	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant
Main Floor	Great Room · 13'6" × 13' ·
Main Floor	Dining Room · 13' × 11'10" ·
Main Floor	Kitchen · 12'11" × 12'7" ·
Upper Level	Bedroom - Primary · 13'11" × 13'5" ·
Upper Level	Walk-In Closet · 6'10" × 5' ·
Upper Level	Bedroom · 10'5" × 9'1" ·
Upper Level	Bedroom · 10'5" × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby
Interior Features:	Bathroom Rough-in, Granite Counters, Kitchen Island, Open Floorplan, Smart Home, Walk-In Closet(s)
Exterior Features:	Rain Gutters
Patio And Porch Features:	Porch
Lot Features:	Back Lane, Back Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone N
Zoning:	R-Gm
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/14517-37-street-nw-calgary-a2359499/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 25, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.