1658 37 Avenue SW

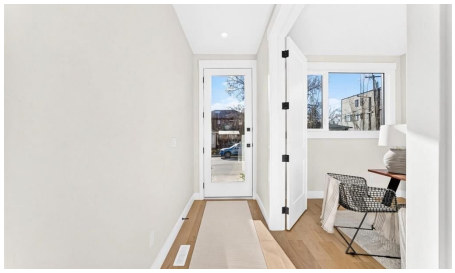
Calgary | Active | MLS® A2356622

$874,900









Bedrooms	Bathrooms	Year Built	Living area
3	**5**	**2025**	**1,892 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

NEW CONSTRUCTION | 1900 SF Above Grade | LUX WINDOW & DOOR PACKAGE | 3 BED 4.5 BATH | FINISHED BASEMENT | ATTACHED GARAGE | FRONT & REAR YARD SPACE | TWO BLOCKS TO RIVER PARK | These new construction townhomes offer single family square footage and a level of finish not typically seen in these types of builds, with engineered hardwoods throughout, custom built-ins, porcelain heated tiles & tankless water heaters to name a few upgrades -Located in the heart of Altadore and just 2 blocks to River Park - These three story units are very large at nearly 1900 square feet above grade, complete with 3 bedrooms, 4.5 bathrooms, finished basement, single attached garage + driveway, front south facing balcony and a front & rear yard & patio space. As you enter, the third bedroom with large closet & ensuite bath is setup currently as a home office. A coat closet & bench seating are present in the hallway leading to the garage entry, the back yard, the basement & the upper level. Once upstairs the open floor plan is beautifully layed out with huge - two tone - kitchen & walk in pantry, extended bar & dining area, large living space with focal point fireplace , separate seating area with slat wall, and great views off your south facing balcony. The upper level offers a double master bedroom setup with walk-in closets & an ensuite bath to die for incl double vanities, heated tile floors & a massive walk in shower with double heads. The basement is fully finished and offers a 3pc bath, rec room with wet bar and mechanical room. New Home Warranty provided by the builder. First time homebuyers are eligible for the GST rebate. These properties are priced well below comparable new construction prices at $461/sf.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356622
Bedrooms	3
Bathrooms	5
Year Built	2025
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,892 sq. ft.
Main Level Finished Area:	707 sq. ft.
Upper Level Finished Area:	758 sq. ft.
Below Grade Finished Area:	280 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	Common Area Maintenance, Insurance
Front Exposure:	South
Entry Level:	1
Stories Total:	3
Levels:	Three Or More
End Unit:	2+ Common Walls, No One Above, No One Below
Total Rooms Above Grade:	5
Year built:	2025 (Age: 1)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	2611189
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Metal Siding, Stone, Stucco, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Tile
Garage:	Yes
Garage Spaces:	1
Parking:	Additional Parking, Driveway, Front Drive, Garage Faces Front, Insulated, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Altadore
Amenities:	None
Appliances:	Dishwasher, Electric Cooktop, Microwave, Refrigerator
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Kitchen · 12'1" × 12'1" ·
Main Floor	Balcony · 10'4" × 4'9" ·
Main Floor	Living Room · 19'9" × 12'5" ·

Main Floor	Dining Room · 11'2" × 8'1" ·
Main Floor	Pantry · 5'3" × 4'11" ·
Upper Level	Walk-In Closet · 9'10" × 3'5" ·
Upper Level	Walk-In Closet · 5'7" × 3'8" ·
Upper Level	Bedroom - Primary · 14'7" × 11'5" ·
Upper Level	Laundry · 4'7" × 3'8" ·
Upper Level	Bedroom · 12' × 9'10" ·
Lower Level	Bedroom · 11'9" × 8'8" ·
Basement	Family Room · 14'3" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Other
Lot Features:	Back Yard, Corner Lot, Front Yard, Level, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1658-37-avenue-sw-calgary-a2356622/

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

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