1666 37 Avenue SW

Calgary | Active | MLS® A2358597

$900,000









Bedrooms	Bathrooms	Year Built	Living area
3	**5**	**2025**	**1,976 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

NEW CONSTRUCTION | END UNIT | 1975 SF Above Grade | 3 BED 4.5 BATH | FINISHED BASEMENT | ATTACHED GARAGE+DRIVEWAY | FENCED SIDEYARD | TWO BLOCKS TO RIVER PARK | No tiny townhomes here! These new construction townhomes offer single family square footage and a level of finish not typically seen in these types of builds, with LUX metal window & door package, engineered hardwood throughout, custom built-ins, heated porcelain tiles & tankless water heaters to name a few upgrades -Located in the heart of Altadore and just 2 blocks to River Park - This three story END UNIT is very large, at nearly 2000 square feet above grade, complete with 3 bedrooms, 4.5 bathrooms, finished basement, single attached garage + driveway, front south facing balcony and nice greenspace at the front as well as a fully fenced side yard & rear patio. 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 shower 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 $455/sf.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358597
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:	1,976 sq. ft.
Main Level Finished Area:	751 sq. ft.
Upper Level Finished Area:	785 sq. ft.
Below Grade Finished Area:	277 sq. ft.
Condo Fee:	$.00
Condo Fee Includes:	Common Area Maintenance, Insurance
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall, End Unit
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:	3
Plan:	2611189
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
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:	None
Fireplaces:	1
Fireplace Details:	Electric, Living Room, Tile, Ventless
Garage:	Yes
Garage Spaces:	1
Parking:	Aggregate, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Parking Pad, 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, Gas Cooktop, Microwave, Oven-Built-In, Refrigerator
Inclusions:	None
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 9'10" × 9'3" ·
Main Floor	Pantry · 5'7" × 4'11" ·
Main Floor	Balcony · 10' × 4'10" ·

Main Floor	Kitchen With Eating Area · 12' × 12' ·
Main Floor	Living Room · 19'10" × 12'8" ·
Main Floor	Laundry · 4'7" × 4'2" ·
Upper Level	Bedroom - Primary · 14'8" × 10'8" ·
Upper Level	Bedroom · 12'2" × 10'2" ·
Lower Level	Bedroom · 11'8" × 9'2" ·
Lower Level	Mud Room · 14'11" × 4'2" ·
Basement	Family Room · 12'8" × 11'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Exterior Features:	Dog Run, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Other, See Remarks
Lot Features:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Level, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1666-37-avenue-sw-calgary-a2358597/

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

Data was last updated November 23, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.