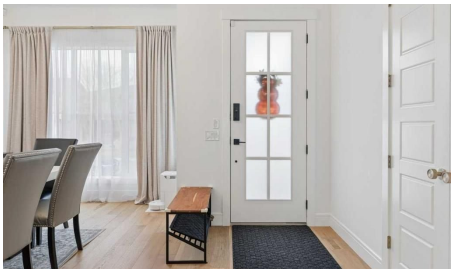
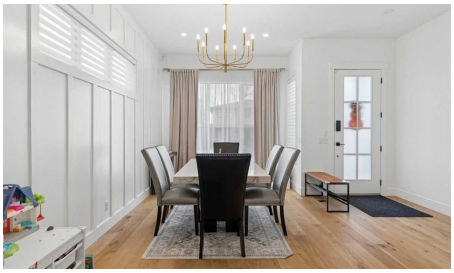
2023 37 Avenue SW

Calgary | Active | MLS® A2357856

$1,399,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2021**	**2,069.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Welcome to this beautifully designed, fully detached home in sought-after Altadore, steps from vibrant Marda Loop! Built in 2021, this home offers an open-concept layout, high ceilings, hardwood floors, and a spacious kitchen with an oversized island, elegant cabinetry, and stainless steel appliances, including a premium extra-wide side-by-side refrigerator, gas range, double dishwashers, and an under-counter microwave drawer. The dining area showcases elegant wall panelling and a statement chandelier. Retreat to the primary bedroom with its vaulted ceiling, walk-in closet, and ensuite with a freestanding tub, glass-enclosed shower, and double vanity. Enjoy a fully finished basement with in-floor heating and a wet bar, plus central air conditioning and two fireplaces. The sunny south-facing backyard offers a raised deck, fully fenced lawn, and beautiful aspen trees. A double detached garage opens onto a wide, paved back lane. Close to shops, cafés, schools, parks, and downtown!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357856
Bedrooms	4
Bathrooms	4
Year Built	2021
Property Type:	Residential
Property Sub Type:	Detached
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:	2,069.55 sq. ft.
Main Level Finished Area:	989.33 sq. ft.
Upper Level Finished Area:	1,080.22 sq. ft.

Below Grade Finished Area:	950.67 sq. ft.
Acreage:	No
Lot Area:	3,153 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2021 (Age: 5)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	4530AC
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cement Fiber Board, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Central Air
Fireplaces:	2

Fireplace Details:	Brick Facing, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Altadore
Appliances:	Bar Fridge, Dishwasher, Dryer, Freezer, Gas Range, Gas Stove, Humidifier, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	Central Air Conditioning, Basement In-Floor Radiant Heating System; SmartHome Security System
Restrictions:	None Known
Main Floor	Kitchen · 21'1" × 12' ·
Main Floor	Dining Room · 15'4" × 10' ·
Main Floor	Living Room · 19'11" × 16' ·
Main Floor	Foyer · 11'4" × 6'1" ·
Upper Level	Bedroom - Primary · 15'3" × 11'8" ·
Upper Level	Bedroom · 14'9" × 9'10" ·
Upper Level	Bedroom · 14'8" × 9'10" ·
Basement	Family Room · 24'9" × 14'10" ·
Basement	Bedroom · 14'9" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Walk-In Closet(s), Wet Bar

Exterior Features:	Lighting, Rain Gutters, Storage
Patio And Porch Features:	Deck, Porch
Lot Features:	Back Lane, Back Yard, Landscaped, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2023-37-avenue-sw-calgary-a2357856/

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