2031 37 Street SW

Calgary | Active | MLS® A2351441

$989,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,091 sq. ft.**

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Listed by eXp Realty

A closer look

A private top-floor retreat with its own balcony and spa ensuite, plus a one-bedroom legal suite downstairs. This brand-new Glendale end unit offers four finished levels and an ensuite for every bedroom.

The main floor is built for hosting. A linear fireplace framed by built-ins anchors the living room, and the kitchen has a quartz island seating four, full-height pantry storage, and KitchenAid stainless steel appliances throughout, including a gas range and wall oven. A powder room completes the level.

Upstairs, two bedrooms each have a private ensuite, connected by a lounge with a wet bar and beverage fridge, plus a full laundry room. The third floor is devoted entirely to the primary suite, a private sanctuary set above the rest of the home, with a balcony, office nook, walk-in closet, and an ensuite featuring a freestanding soaker tub, double vanity, and walk-in shower with a brick feature wall.

The legal suite has its own entrance, a full kitchen, bedroom, 4-piece bath, in-suite laundry, and its own furnace and water heater. A single detached garage, wired for an EV charger, is included. It's minutes to Westbrook LRT and Mall, 17 Ave SW dining, schools, parks, and downtown.

Estimated completion is December 2026 to January 2027. Reach out for floor plans and the full finish details.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351441
Bedrooms	4
Bathrooms	5
Year Built	2026
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	2,091 sq. ft.
Lot Area:	5,887 sq. ft.
Lot Frontage:	59'1¾"
Front Exposure:	East
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	3
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2860GR
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Composite Siding, Wood Frame
Structure Type:	Triplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	1
Parking:	220 Volt Wiring, Single Garage Attached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	Glendale (Calgary)
Appliances:	Built-In Oven, Dishwasher, Electric Stove, Gas Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator
Inclusions:	Fridge (2), Stove (2), Microwave, Microwave Hood-fan, Hoodfan, Dishwasher (2), Oven, garage door opener(s)
Restrictions:	None Known
2nd Floor	Bedroom · 11'3" × 10'6" ·
2nd Floor	Bedroom · 12'8" × 10'3" ·
3rd Floor	Bedroom - Primary · 15'3" × 12' ·
Lower Level	Bedroom · 10' × 9'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Entrance
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard, Lawn, Rectangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1
Listed Date:	Oct 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2031-37-street-sw-calgary-a2351441/

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