416 37 Avenue NW

Calgary | Active | MLS® A2353395

$750,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2015**	**1,846.23 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Welcome to Highland Park! Designed for modern living, this beautifully appointed home offers an inviting open-concept main floor, timeless finishes, and a functional layout ideal for professionals, couples, and growing families alike. Soaring 9' ceilings and rich hardwood flooring create an airy, elevated feel throughout the main level. A dedicated front den with double French doors provides the perfect work-from-home space, quiet retreat, or flex room. The spacious kitchen is both stylish and functional, featuring abundant espresso maple cabinetry with crown moulding, a large centre island, marble-look quartz countertops, and a convenient walk-in pantry. The separate dining area offers a defined space for entertaining, while the expansive great room invites you to unwind beside an impressive floor-to-ceiling stone gas fireplace, with a large window framing views of the backyard and deck. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a luxurious, spa-inspired ensuite featuring a large jetted tub, dual sinks, quartz countertops, and a separate tiled shower. A thoughtfully designed upper-floor laundry room with built-in cabinetry and a sink adds everyday convenience. The full, unfinished walkout basement comes roughed-in for future development, offering excellent potential to customize additional living space to suit your needs. Outside, enjoy a fully landscaped yard, deck, newer AC (2024) and double detached garage. Enjoy the best of urban living with room to spread out. A quick 10 minute commute to downtown, Confederation Park, restaurants, shopping, and everyday amenities, this home delivers the perfect balance of space, comfort, and convenience. Book your showing with your favorite agent today! ***See Virtual Tour***

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353395
Bedrooms	3
Bathrooms	3
Year Built	2015
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,846.23 sq. ft.
Main Level Finished Area:	867.12 sq. ft.
Upper Level Finished Area:	979.11 sq. ft.
Below Grade Finished Area:	835.54 sq. ft.
Lot Area:	2,852 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2015 (Age: 11)
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:	1
Plan:	1335AH
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, 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:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Water Softener, Window Coverings
Inclusions:	Air Conditioner
Restrictions:	None Known
Main Floor	Dining Room · 12'5" × 9'5" ·
Main Floor	Kitchen · 12'5" × 10'9" ·
Main Floor	Living Room · 20'1" × 10'6" ·
Main Floor	Office · 12'7" × 10'1" ·
Upper Level	Bedroom · 12'5" × 9'1" ·
Upper Level	Bedroom · 13'1" × 10' ·
Upper Level	Laundry · 7'3" × 5' ·
Upper Level	Bedroom - Primary · 17' × 12'5" ·

Upper Level	Walk-In Closet · 6'7" × 4'2" ·
Upper Level	Walk-In Closet · 6'7" × 4'1" ·
Upper Level	Walk-In Closet · 8'7" × 6'4" ·
Basement	Storage · 41'1" × 19'6" ·
Basement	Furnace/Utility Room · 9'1" × 5'10" ·
Title to Land:	Fee Simple
Community Features:	Sidewalks, Street Lights
Interior Features:	Bookcases, Double Vanity, Kitchen Island
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/416-37-avenue-nw-calgary-a2353395/

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