

# \$949,000 - 2009 37 Avenue Sw, Calgary

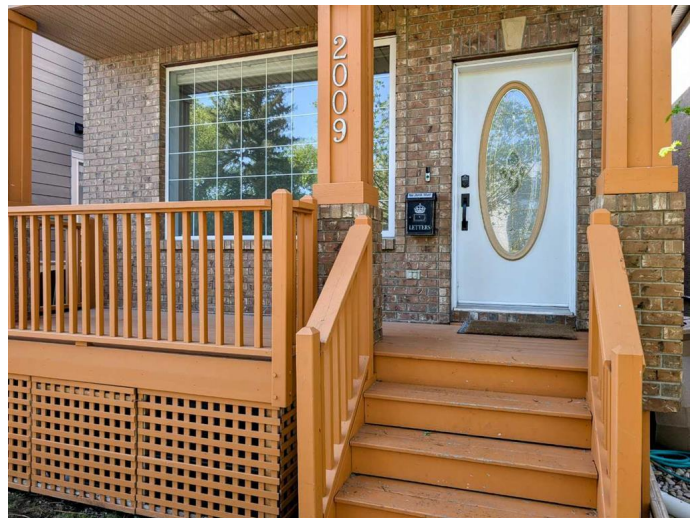
MLS® #A2224178

**\$949,000**

4 Bedroom, 4.00 Bathroom, 1,743 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Experience the charm of Altadore, one of the most sought-after inner-city communities, with this beautiful turn-key home. Just a short stroll from Marda Loop's trendy shops, parks, and top-rated schools, this bright and airy detached two-storey is the perfect place to create lasting memories. This thoughtfully designed residence offers three levels of comfortable living, featuring four lovely bedrooms and a private south-facing backyard filled with mature trees—plus a whimsical treehouse for the kids! The open and inviting main floor welcomes you with refinished wide-plank engineered hardwood floors and soaring 9ft ceilings, seamlessly connecting the spacious living room, stylish maple kitchen, and sunlit family room with a cozy gas fireplace and wall-to-wall windows. Upstairs, three bedrooms await, highlighted by a serene primary suite with vaulted ceilings, two generous closets, and a spa-like ensuite featuring quartz-topped double vanities, a jetted tub, a skylight, and a separate shower. A well-appointed family bath with quartz countertops and a skylight, along with a stylish laundry space with a charming barn door, complete the second level. Downstairs, the beautifully finished lower level offers the perfect retreat, complete with a spacious rec room featuring a fireplace, a fourth bedroom, and a modern bathroom with granite counters. Outside, escape to your tranquil south-facing backyard—relax on the deck while the kids enjoy their private treehouse. The detached



two-car garage ensures your vehicles and bikes are secure, with convenient access to the paved back lane. Call your Realtor and come to experience some of the best Altadore has to offer.

Built in 2000

### **Essential Information**

MLS® #	A2224178
Price	\$949,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,743
Acres	0.07
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2009 37 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2H6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, Skylight(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Argos Realty
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