

# \$896,000 - 540 37 Street Nw, Calgary

MLS® #A2246428

**\$896,000**

4 Bedroom, 4.00 Bathroom, 1,941 sqft  
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

**\*\* Wondering what everyone is talking about!?**

**\*\* It's this TOP-TIER 2013 BUILT Parkdale home that is listed under \$900,000!!** Live an elevated lifestyle with gorgeous high end finishings & conveniences you're lucky to find at this price! From the opulent glass railing & open riser staircase to the lavish spa-like en-suite bathroom with steam shower... you're going to feel like royalty living here. Only the most upscale homes are built with IN-FLOOR HEAT in the basement slab, 10ft CEILINGS & real hardwood floors on the main. An absolute stunner with everything you need in this reputable community everyone has their eye on! Close to Hospitals, Schools, parks, shopping, The Bow River, biking distance to downtown and a quick getaway west to the mountains. With a city assessment of \$914,000 & the entire property inside & out being move-in ready, you're not going to want to miss out on this rare opportunity to own in a community where house prices are continually rising! Additional notable mentions to remember when viewing this home in person include air conditioning, under cabinet lighting, upper level laundry, the clean & functional concrete work out back, quartz counter tops throughout & many more incredible features you won't be able to miss. Let's not just talk about it - Let's see it! Book your showing now with your favourite Realtor.

Built in 2013



## Essential Information

MLS® #	A2246428
Price	\$896,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,941
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	540 37 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3B8

## Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

## Interior

Interior Features	Bar, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Steam Room
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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