

\$1,099,000 - 2022 37 Avenue Sw, Calgary

MLS® #A2250990

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,052 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Tucked into Altadore, one of Calgary's most coveted neighbourhoods, this beautifully maintained 2-storey semi-detached home offers over 3000 sq ft of total living space and showcases thoughtful upgrades and timeless design. Just steps from top-rated schools, parks, boutiques, and Marda Loop's best shopping and dining, this location is unbeatable. The main floor features 9-foot ceilings, solid core doors, and a dedicated front office or flex space – perfect for working from home or a cozy reading room. The open-concept kitchen, dining, and living area is built for entertaining, with quartz countertops, custom cabinetry, a built-in wall oven and microwave, a gas cooktop, and a sleek hood fan. The great room is anchored by a gas fireplace flanked by custom built-ins, with large windows overlooking the professionally landscaped backyard. Upstairs, a bright skylight leads to the luxurious primary suite with a large walk-in closet featuring custom built-ins, a spa-like ensuite with a soaker tub, double vanities, and a custom steam shower – plus gorgeous city views from your bedroom window. Two more generous bedrooms, a full bathroom, and a convenient upstairs laundry room complete the upper level. Downstairs, the fully finished basement features 9-foot ceilings, in-floor heating, a large family/media room, wet bar, a guest bedroom, and another full bath. Outside, enjoy the landscaped backyard oasis with a large deck, mature trees, and a double



detached garage. With central A/C, thoughtful upgrades throughout, and a flexible layout that fits modern life, this Altadore gem is move-in ready.

Built in 2011

Essential Information

MLS® #	A2250990
Price	\$1,099,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,052
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2022 37 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2H5

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
-------------------	---

Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	August 23rd, 2025
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.