# \$2,950,000 - 239 37 Avenue Sw, Calgary

MLS® #A2254323

# \$2,950,000

4 Bedroom, 4.00 Bathroom, 3,489 sqft Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

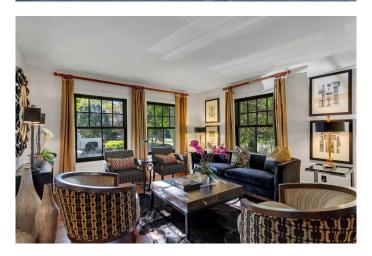
Located in the heart of prestigious East Elbow Park, this thoughtfully reimagined home blends timeless architecture with modern family comfort. Originally redesigned and expanded by Marvin DeJong, it offers a rare combination of style, functionality, and locationâ€"positioned directly across from the Elbow River and within walking distance of Calgary's most respected schools, including Elbow Park Elementary, Rideau Park, and Western Canada High. The Glencoe Club, tennis courts, playgrounds, and river pathways are also just steps away.

The distinctive stucco exterior, inspired by classic West Coast architecture, sets the tone for what you'II discover inside: a series of light-filled, elegant living spaces that flow seamlessly from room to room. On the main level, a welcoming family room opens to an expansive deck, while a beautifully landscaped stone patio below features a built-in BBQ, outdoor kitchen, and dining spaceâ€"perfect for entertaining. A second, more private patio offers additional flexibility for recreation or quiet relaxation.

The kitchen is both efficient and inviting, with generous storage, a central island, and easy connection to the home's living spaces. A dedicated office, flexible formal rooms, and a practical mudroom with direct access to the oversized double garage ensure the home meets the needs of a busy household.







Upstairs, three spacious bedrooms include a luxurious primary retreat with dual walk-in closets and a spa-inspired ensuite. The lower level adds a fourth bedroom, recreation room, and laundry, creating a versatile layout that works for families of all sizes.

With two distinct outdoor living zones and a location that combines riverfront tranquility with urban convenience, this home offers more than just square footageâ€"it provides a lifestyle. Discover why Elbow Park remains one of Calgary's most coveted communities, and experience this remarkable residence for yourself.

#### Built in 1943

#### **Essential Information**

MLS® # A2254323 Price \$2,950,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,489

Acres 0.14

Year Built 1943

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 239 37 Avenue Sw

Subdivision Elbow Park

City Calgary

County Calgary

Province Alberta

Postal Code T2S 0V1

#### **Amenities**

Parking Spaces

Parking Double Garage Attached

2

# of Garages 2

#### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Granite Counters,

High Ceilings, Kitchen Island, See Remarks, Sump Pump(s), Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Double Oven, Garburator, Gas Cooktop,

Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine

Refrigerator

Heating Forced Air, See Remarks

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Built-in Barbecue, Garden, Outdoor Kitchen, Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

### **Additional Information**

Date Listed September 4th, 2025

Days on Market 55

Zoning R-CG

## **Listing Details**

Listing Office Grey Rock Properties

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