

1920 37 Avenue SW

Calgary, Alberta

MLS # A2230201



\$999,999

|             |   |            |     |
|-------------|---|------------|-----|
| Heating:    | Boiler, In Floor, Fireplace(s), Forced Air  | Water:     | -   |
| Floors:     | Carpet, Ceramic Tile, Hardwood  | Sewer:     | -   |
| Roof:       | Flat  | Condo Fee: | -   |
| Basement:   | Finished, Full, Walk-Out To Grade   | LLD:       | -   |
| Exterior:   | Concrete, ICFs (Insulated Concrete Forms), Insulbrick/Asphalt, Masonite, Mixed Siding, Succo  | Remarks:   | See |
| Foundation: | Poured Concrete   | Utilities: | -   |
| Features:   | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting |            |     |
| Inclusions: | Garage Door Opener and Controller Phantom Screens on exterior doors   |            |     |

Inner-City Living in Altadore Exceptional contemporary home located in the heart of Altadore, offering the best in inner-city living. Thoughtfully designed with bright, open living spaces and high-end finishes throughout. Key Features: • Outdoor Living: Two spacious decks, a private rear patio, and a front courtyard provide multiple options for outdoor relaxation and entertaining. • Open Concept Layout: Main floor features a seamless flow from the family room to the rear deck, ideal for everyday living and hosting. • Primary Retreat: The upper-level primary suite includes a private balcony, walk-in closet, and a well-appointed en-suite. • Heated Drive-Under Garage: Rare for the area, this home offers a heated, attached garage with direct access to the interior. • Unbeatable Location: Just a block from Marda Loop’s amenities, including shops, restaurants, grocery stores, and essential services.