

# \$999,999 - 1920 37 Avenue Sw, Calgary

MLS® #A2230201

**\$999,999**

4 Bedroom, 4.00 Bathroom, 1,826 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

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:

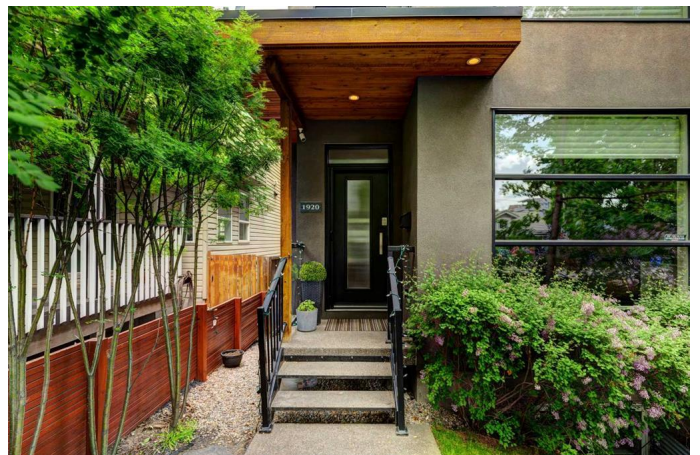
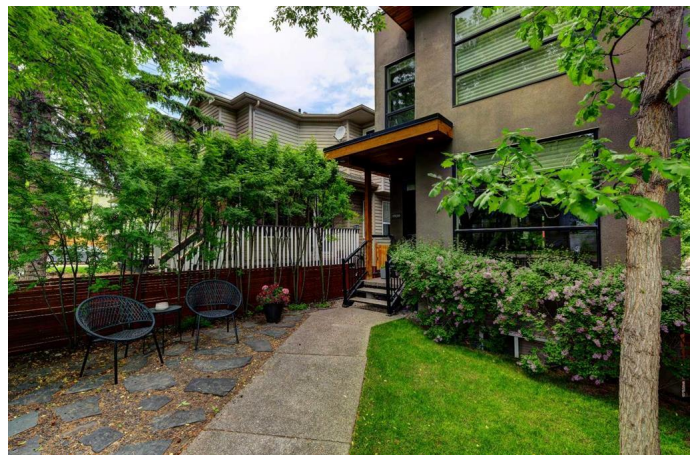
â€¢ Outdoor Living: Two spacious decks, a private rear patio, and a front courtyard provide multiple options for outdoor relaxation and entertaining.

â€¢ Open Concept Layout: Main floor features a seamless flow from the family room to the rear deck, ideal for everyday living and hosting.

â€¢ Primary Retreat: The upper-level primary suite includes a private balcony, walk-in closet, and a well-appointed en-suite.

â€¢ Heated Drive-Under Garage: Rare for the area, this home offers a heated, attached garage with direct access to the interior.

â€¢ Unbeatable Location: Just a block from Marda Loopâ€™s amenities, including shops, restaurants, grocery stores, and essential services.



Built in 2005

## Essential Information

MLS® # A2230201

Price \$999,999

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,826       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1920 37 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2H4           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Aggregate, Alley Access, Double Garage Attached, Garage Faces Rear |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer   |
| Heating           | In Floor, Fireplace(s), Forced Air, Boiler  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Out  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Garden, Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Private, Rectangular Lot        |
| Roof              | Flat  |
| Construction      | Concrete, ICFs (Insulated Concrete Forms), Mixed, See Remarks, Stucco, Insulbrick/Asphalt, Masonite |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### **Listing Details**

|                |        |
|----------------|--------|
| Listing Office | Realay |
|----------------|--------|

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