

# \$1,050,000 - 1907 37 Avenue Sw, Calgary

MLS® #A2256536

**\$1,050,000**

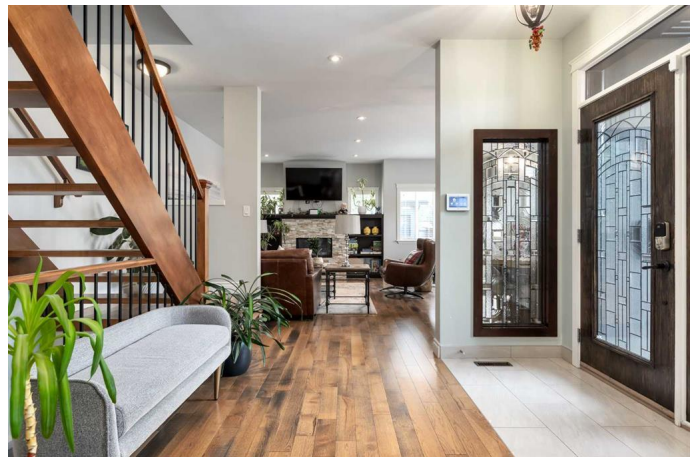
4 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

**\*\*OPEN HOUSE SUN 9/14 at 1:00 - 4:00 PM\*\***

Your DREAM HOME awaits in the heart of Altadore - one of Calgary's most PRESTIGIOUS inner-city communities. This EXQUISITE two-storey semi-detached residence combines timeless sophistication with contemporary design, offering over 2,600 sq. ft. of meticulously crafted living space. Perfectly positioned on a RARE PREMIUM corner lot, this home is designed to IMPRESS at every turn with its blend of elegance, comfort & function. Step inside & immediately feel the openness of the main floor. Soaring ceilings, expansive windows, and an open-concept layout create a space that is both bright & inviting. The living room features a soothing gas fireplace & built-in cabinetry, making it a cozy retreat for quiet evenings or stylish entertaining. Rich hardwood floors flow seamlessly throughout, while the dining area provides the ideal setting for gatherings with family & friends. At the heart of the home, the chef's kitchen is a masterpiece in both design and function. Outfitted with premium quartzite countertops, custom cabinetry, and an IMPRESSIVE stainless steel appliance package - including a coveted VIKING gas range - it is perfectly suited for culinary creations and lively conversation. The large island invites casual dining, while abundant storage & thoughtful design ensure beauty is matched by practicality. Upstairs, the primary retreat offers a TRUE OASIS. This sanctuary boasts a spacious walk-in closet and a



spa-inspired ensuite that redefines luxury. Indulge in the clawfoot soaking tub, enjoy the custom double vanity with quartzite counters, or step into the jaw-dropping glass shower framed by designer tile and premium fixtures. Two additional bedrooms, a well-appointed main bath, and a convenient laundry room with sink complete the upper level. The lower level extends the living space with high ceilings & a versatile layout designed for modern lifestyles. A massive family and recreation area offers endless possibilities - whether you envision a home theatre, gym, or entertainment lounge. A spacious fourth bedroom & another elegant full bathroom make this level ideal for guests or extended family. Step outside to your PRIVATE BACKYARD OASIS. Thoughtfully landscaped for low maintenance, it features a sprawling deck, patio, and outdoor fireplace that transform the space into an entertainerâ€™s dream. Fully fenced and complemented by a double detached garage, it is as functional as it is inviting. Altadore is consistently ranked as one of Calgaryâ€™s MOST DESIRABLE neighborhoods, celebrated for its unique blend of historic charm and urban convenience. Just minutes from the downtown core, this vibrant community offers walkable access to parks, river pathways, boutique shops, restaurants, and top-rated schools. Whether strolling along tree-lined streets or enjoying the nearby Marda Loop amenities, Altadore provides a lifestyle that balances luxury, leisure, and connectivity. Experience the UNMATCHED ELEGANCE of life in Altadore today!!

Built in 2012

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2256536    |
| Price    | \$1,050,000 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,821                  |
| Acres          | 0.07                   |
| Year Built     | 2012                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1907 37 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 6R6           |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 2                                                                           |
| Parking        | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear |
| # of Garages   | 2                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings                                                                        |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                                                          |
| Fireplaces        | Brick Facing, Gas, Living Room, Mantle, Outside, Stone                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                        |

Basement                      Finished, Full

**Exterior**

Exterior Features      Balcony, BBQ gas line, Private Yard  
Lot Description        Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,  
                                 Rectangular Lot, Street Lighting  
Roof                        Asphalt Shingle  
Construction            Brick, Stucco, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed                September 12th, 2025  
Days on Market         2  
Zoning                      R-CG

**Listing Details**

Listing Office             MaxWell Capital Realty

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