

\$3,150,000 - 239 37 Avenue Sw, Calgary

MLS® #A2175199

\$3,150,000

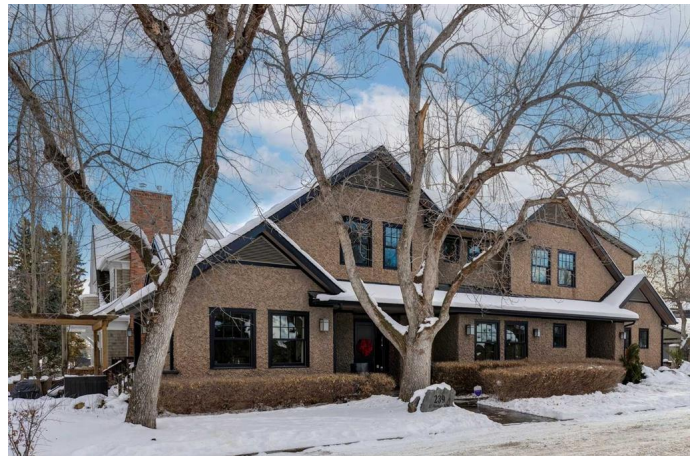
4 Bedroom, 4.00 Bathroom, 3,484 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Nestled in the highly sought-after community of East Elbow Park, this home was fully remodeled/expanded + designed by Marvin DeJong in 2006 + offers a perfect blend of luxury + functionality. Boasting an enviable location facing the river, this residence is an ideal sanctuary for families, offering a serene lifestyle while being within walking distance of some of Calgary's top schools including Elbow Park Elementary, Rideau Park + Western Canada High. The Glencoe Club, parks, tennis + skating rinks are also just a short stroll away.

Step inside to discover expansive principal rooms + two fabulous outdoor living spaces—perfect for both entertaining + play. The main floor exudes warmth with relaxed living spaces, including a comfy family room that opens onto a large deck and patio, seamlessly connecting indoor + outdoor living. There is also a main-floor den, ideal for those who work from home. All main floor rooms are flexible for varied layout needs. Upstairs, you'll find three spacious bedrooms, including a large primary suite featuring a luxurious ensuite and two walk-in closets - an abundance of space for clothes lovers. The efficient kitchen is well-appointed with ample cabinetry + counter space + island. Convenient mudroom leading to an oversized double attached garage. The lower level adds versatility with a recreation room, an additional bedroom, and a laundry room, making this home as practical as it is stunning. This



property is the perfect blend of elegance, comfort, and family-friendly living with two large outdoor spaces, once with elaborate built in BBQ/outdoor kitchen + dining + the other perfect for playing.

Built in 1943

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2175199 |
| Price | \$3,150,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,484 |
| 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 | 2 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Stone Counters, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted |
|-------------------|---|

| | |
|--------------|--|
| | Ceiling(s), Walk-In Closet(s) |
| Appliances | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Built-in Barbecue, Outdoor Kitchen, Private Yard |
| Lot Description | Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | October 24th, 2024 |
| Days on Market | 179 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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