



THE
A-TEAM

**RE/MAX
FIRST**

507 37 Street, Calgary T3C 1R8

MLS®#: **A2124494**

Area: **Spruce Cliff**

Listing Date: **04/21/24**

List Price: **\$1,199,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,993 sqft**
Lot Shape: **7.61 x 48.69**

Finished Floor Area

Abv Sqft: **2,465**
Low Sqft:
Ttl Sqft: **2,465**

DOM

29
Layout
Beds: **5 (4 1)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Oversized,Tandem,Triple Garage Detached**

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Composite Siding,Stone,Stucco,Wood Siding
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Built-In Freezer,Built-In Gas Range,Built-In Refrigerator,Dishwasher,Double Oven,Dryer,Garage Control(s),Oven-Built-In,Range Hood,See Remarks,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Stone Counters**

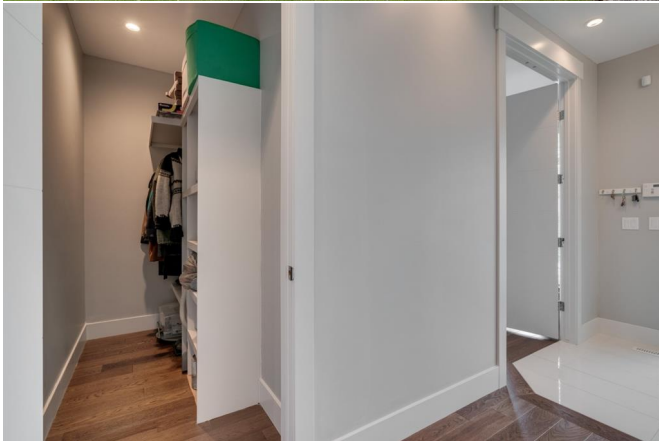
Utilities:

Room Information

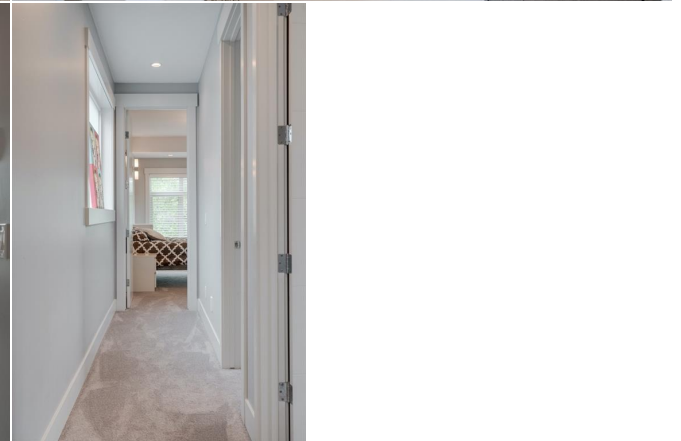
<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	22`0" x 9`0"	Dining Room	Main	10`9" x 9`0"
Living Room	Main	18`8" x 16`0"	Family Room	Basement	27`0" x 15`0"
Foyer	Main	14`5" x 7`6"	Den	Main	13`0" x 8`0"
Laundry	Upper	5`9" x 3`0"	Balcony	Upper	7`0" x 5`6"
Furnace/Utility Room	Basement	9`0" x 7`0"	Other	Basement	8`5" x 7`5"

Bedroom - Primary	Upper	16`0" x 13`0"	Bedroom	Upper	12`3" x 9`8"
Bedroom	Upper	12`3" x 9`8"	Bedroom	Upper	15`4" x 10`6"
Bedroom	Basement	15`0" x 12`0"	2pc Bathroom	Main	
4pc Bathroom	Upper		4pc Ensuite bath	Upper	
5pc Ensuite bath	Upper		4pc Bathroom	Basement	
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R-C2			
Legal Desc:		1511153			
Remarks					
Pub Rmks:		Welcome to this exquisite 5 bedroom infill in the mature and highly sought-after West Calgary neighborhood of Spruce Cliff. With over \$50,000 in upgrades, this home offers luxurious touches and thoughtful enhancements throughout. The addition of a private main floor office and foyer area creates a designated space for productivity and welcomes you with elegance. Upon entering, you'll be captivated by the bright and spacious main floor living area. The centerpiece is the impressive nearly 17-foot double quartz island, perfectly complemented by the professional VIKING SERIES appliance package, including double BRIGADE wall ovens, a built-in wine cooler, and double under-mount sinks. The sleek European fixtures add a touch of elegance to the space. The great room features an upgraded white marble stone and Valor linear fireplace, creating a cozy ambiance for gatherings. With 9' ceilings, 8-foot doors, and sleek European millwork, the home exudes a refined atmosphere. Upstairs, you'll find 4 bedrooms and 3 full bathrooms, creating a comfortable and private retreat. The master suite offers a 5-piece ensuite with a luxurious spa-like atmosphere, including a custom Relax-A-Mist Steamer with body massage jets, a rain shower, and a jacuzzi soaker tub. The second master bedroom includes an ensuite bathroom, walk-in closet, and private balcony overlooking the tree-lined street. The lower level is an entertainer's dream, featuring a full theatre system, built-in surround sound, a 120" 3D projector screen, fireplace, and an impressive wet bar with a quartz counter and wine/beverage cooler. Additionally, there is a private guest room with a 4-piece bathroom. Situated on a deep 160' lot, this property offers an expansive outdoor space rarely found in infills in the area. The large deck with a BBQ gas line and fully landscaped backyard, including a triple car detached garage with back lane access, offer abundant outdoor enjoyment. The yard presents endless possibilities, whether you envision a private oasis, a play area for children, or space for outdoor gatherings and entertaining. Surveillance cameras, A/C, Vacu-Flow, built-in speakers and Hunter Douglas blinds throughout are some of the additional features that enhance the convenience and security of this home. This remarkable property not only offers exceptional features but also boasts a list price per square foot that is lower than others in the neighborhood, providing an outstanding investment opportunity. Its proximity to transit, shopping, schools, and quick access to the mountains further enhance its appeal. Don't miss the chance to own this incredible 5 bedroom infill in Spruce Cliff, where value, comfort, and convenience come together seamlessly.			
Inclusions:		Fridge/Freezer (built in), Oven (double built in), Gas cooktop, Range-hood built in, projector, screen, amp, built-in speakers (5), bar fridge (basement x2), Security System (as-is), programmable thermometer, built-in desk and shelving (main floor office), window coverings all (Hunter Douglas), TVs and mounts x2 (main floor living room), amp with built-in speakers through-out home, garage heater			
Property Listed By:		Sotheby's International Realty Canada			

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











507 ST STREET SW, CALGARY
 MAIN: 1100 SQ FT, 1100 SQ FT
 UPPER: 1200 SQ FT, 1200 SQ FT
 MAIN TOTAL: 1100 SQ FT, 1100 SQ FT
 UPPER TOTAL: 1200 SQ FT, 1200 SQ FT
 ATTACHED SINGLE FAMILY
 *SEE REALTOR'S REPORT FOR MORE INFORMATION



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ZOOM