

1728 37 Avenue, Calgary T2T 2H3

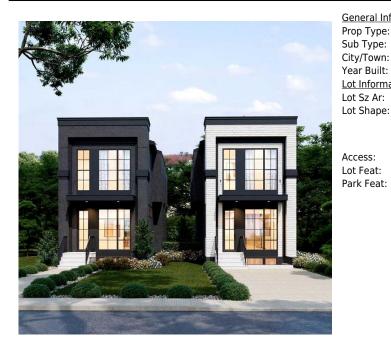
Ext Feat:

Private Yard

A2173535 10/17/24 List Price: **\$1,495,000** MLS®#: Area: **Altadore** Listing

Status: Active Calgary None Association: Fort McMurray County: Change:

Date:



General Information

Prop Type: Residential Sub Type: Detached Calgary

Year Built: 2024 Abv Saft: Lot Information Low Sqft:

> Ttl Sqft: 5,995 sqft 1,975

Finished Floor Area

1,975

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park:

Garage Sz:

4 (3 1)

3.5 (3 1)

2 Storey

2

2

47

Access: Lot Feat: Back Lane, Back Yard, Rectangular Lot

Park Feat: Alley Access, Double Garage Detached, Garage Faces Rear

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Composite Siding, Stucco, Wood Frame

Sewer: Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer

Double Vanity, Kitchen Island, Pantry, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s) Int Feat:

Utilities: Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Basement	14`2" x 9`6"	4pc Bathroom	Basement	7`3" x 6`6"
Game Room	Basement	26`7" x 14`2"	Mud Room	Main	6`4" x 6`6"
Living Room	Main	16`10" x 12`2"	Kitchen	Main	16`0" x 12`2"
Dining Room	Main	12`9" x 16`6"	2pc Bathroom	Main	5`11" x 5`10"
Bedroom - Primary	Upper	13`6" x 16`6"	5pc Ensuite bath	Upper	10`6" x 12`10"
Bedroom	Upper	12`2" x 10`6"	Bedroom	Upper	10`0" x 15`6"

9`8" x 5`6"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-C2

Upper

Legal Desc: 1497BC

Remarks

Pub Rmks:

4pc Bathroom

ASK TODAY ABOUT PICK YOUR OWN INTERIOR SELECTIONS...ALTADORE ON THE PARK - Kiwanis Park location ...Introducing an exceptional new build by Jerry Homes, located on a quiet street in the highly desirable Altadore, one of Calgary's top inner-city communities. This home offers the perfect blend of modern design and thoughtful craftsmanship. Step through the front door into a spacious and open layout, where high ceilings create a bright and airy feel. The home's upscale features and attention to detail elevate everyday living. At the heart of the home is the chef's kitchen, designed for both style and function, with high-end built-in appliances, a large central island, and abundance of cabinetry and storage. The large great room, perfect for both everyday family living and entertaining, features a fireplace and custom built-ins. The upper floor houses three spacious bedrooms. The luxurious primary suite is a private retreat, featuring a spa-like ensuite with a freestanding bathtub and a walk-in shower adorned with brass fixtures. The ensuite's sleek matte-finish countertops and ample storage ensure the space is both beautiful and functional. The fully finished basement adds even more living space, complete with a wet bar and a media room for movie nights or entertaining. A fourth bedroom provides additional guest space, that can be used as a home office or gym, depending on your needs. Outside, full landscaping will be provided, plus a double detached garage. Call now for more information! (Photos shown are from Jerry Homes previous build with similar layout)

Inclusions: N/A

Property Listed By: RE/MAX First

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



