



THE
A-TEAM

**RE/MAX
FIRST**

239 37 Avenue, Calgary T2S 0V1

MLS®#: **A2175199**

Area: **Elbow Park**

Listing Date: **10/24/24**

List Price: **\$3,150,000**

Status: **Active**

County: **Calgary**

Change: **-\$200k, 30-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1943**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,483**
Low Sqft:
Ttl Sqft: **3,483**

DOM

58
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Private,Rectangular Lot,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Built-in Barbecue,Outdoor Kitchen,Private Yard**

Construction: **Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Soaking Tub,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`7" x 6`0"	Den	Main	12`0" x 14`0"
Dining Room	Main	13`8" x 13`0"	Family Room	Main	15`5" x 18`0"
Kitchen	Main	13`10" x 23`1"	Living Room	Main	13`6" x 13`11"
Mud Room	Main	25`7" x 12`10"	Game Room	Main	17`4" x 17`2"
4pc Bathroom	Second	6`7" x 13`1"	5pc Ensuite bath	Second	11`5" x 17`0"
Bedroom	Second	17`9" x 14`10"	Bedroom	Main	13`5" x 15`3"
Bedroom - Primary	Second	19`0" x 17`0"	Walk-In Closet	Second	6`10" x 17`3"

4pc Bathroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

5`11" x 10`9"
7`7" x 10`9"
9`5" x 14`0"

Bedroom
Game Room

Basement
Basement

12`8" x 10`9"
28`0" x 22`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5584R

Zoning:
R-CG

Remarks

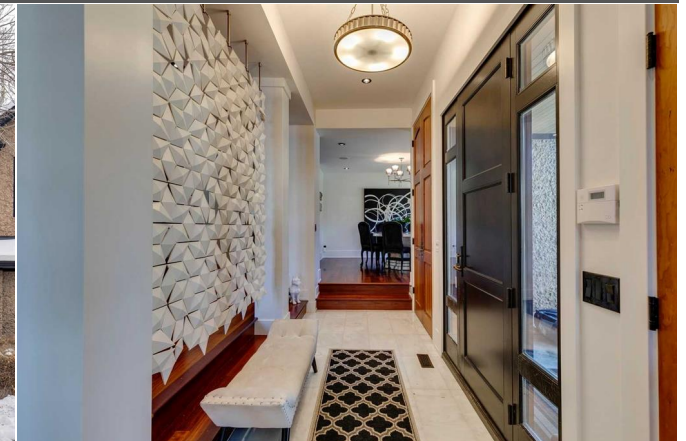
Pub Rmks:

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.

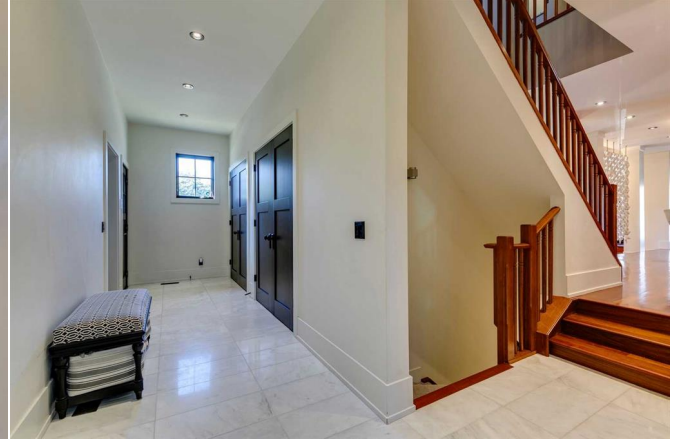
Inclusions:
Property Listed By:

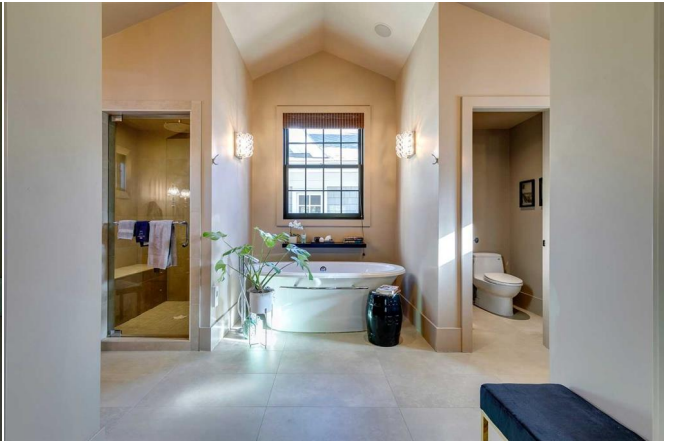
**Additional Wall Oven (as is)
Real Estate Professionals Inc.**

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

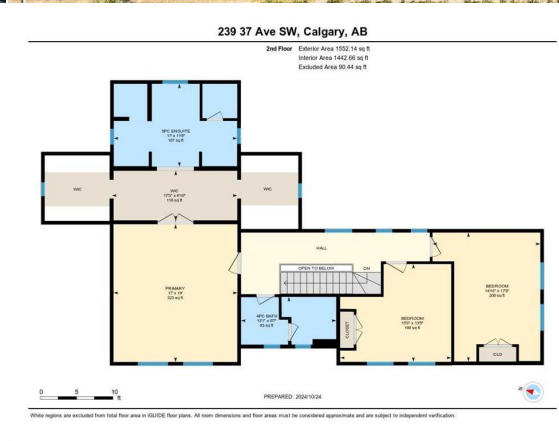
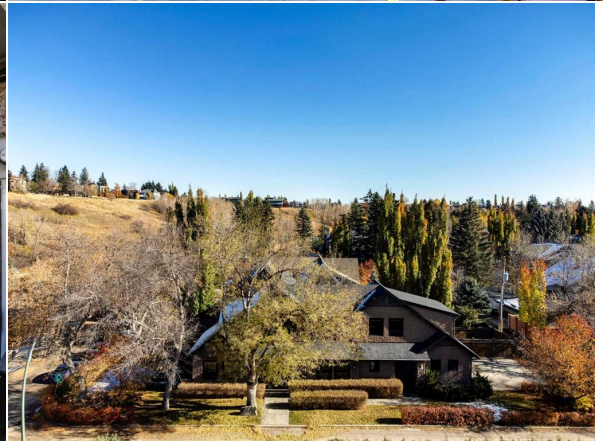
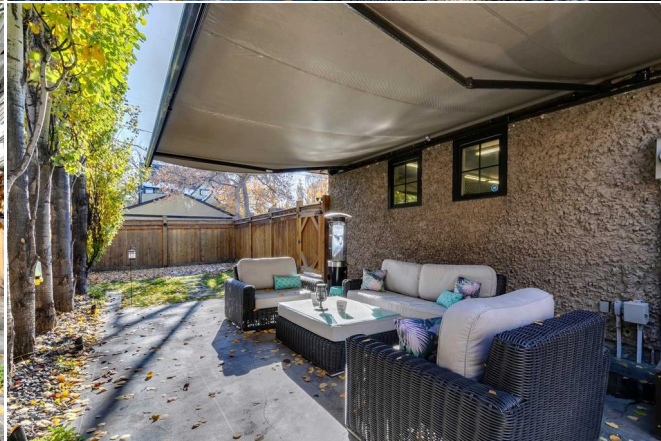
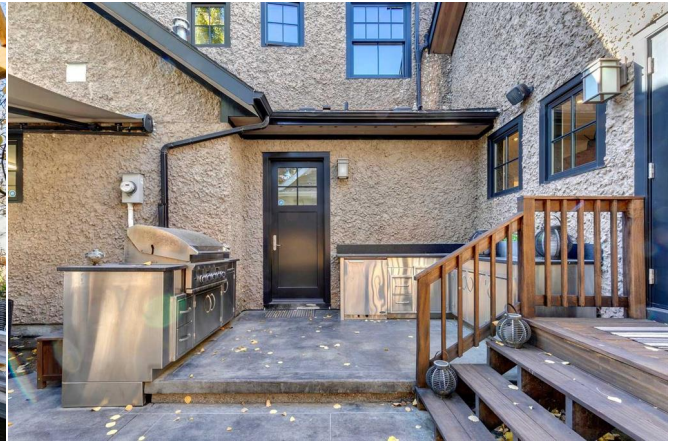
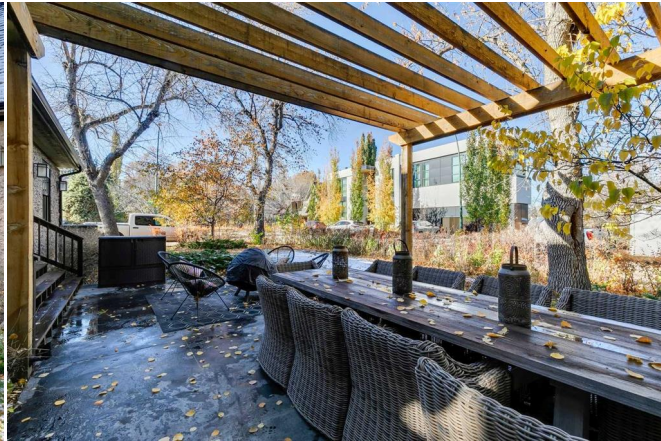












239 37 Ave SW, Calgary, AB

Main Floor Exterior Area 1531.75 sq ft
Interior Area 1163.42 sq ft
Excluded Area 626.64 sq ft



PREPARED 2024/10/24

While regions are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.