



THE A-TEAM

RE/MAX FIRST

239 37 Avenue, Calgary T2S 0V1

MLS®#: A2175199

Area: Elbow Park

Listing Date: 10/24/24

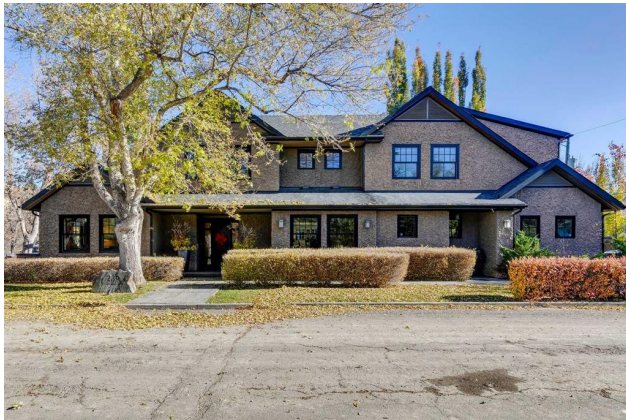
List Price: \$3,350,000

Status: Active

County: Calgary

Change: None

Association: Fort McMurray



General Information

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

Finished Floor Area

Abv Sqft: 3,483

Low Sqft:

Ttl Sqft: 3,483

Lot Information

Lot Sz Ar: 6,243 sqft

Lot Shape:

DOM

28

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Bathroom, Dining Room, Kitchen, Mud Room, etc. with their levels and dimensions.

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

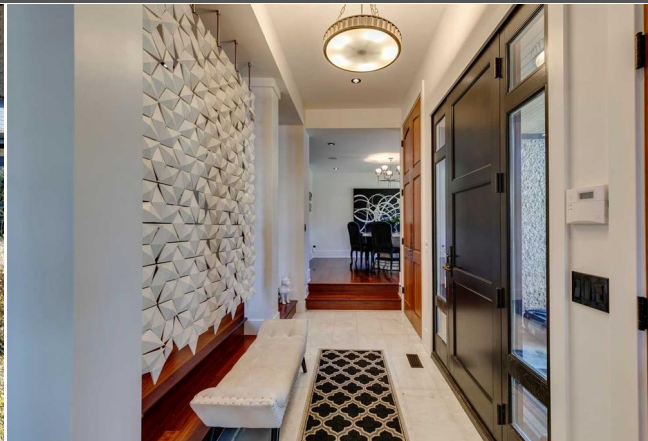
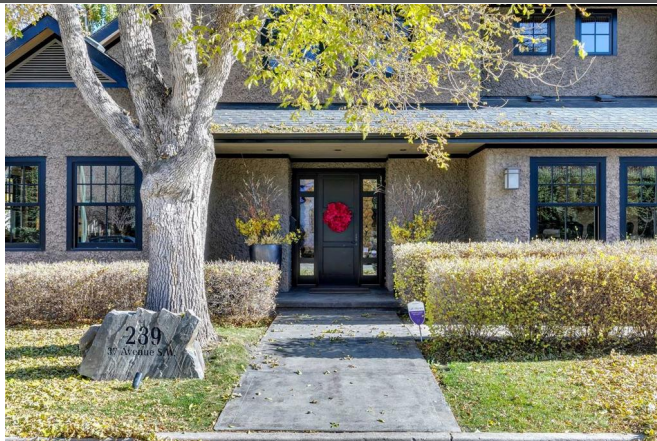
Pub Rmks:

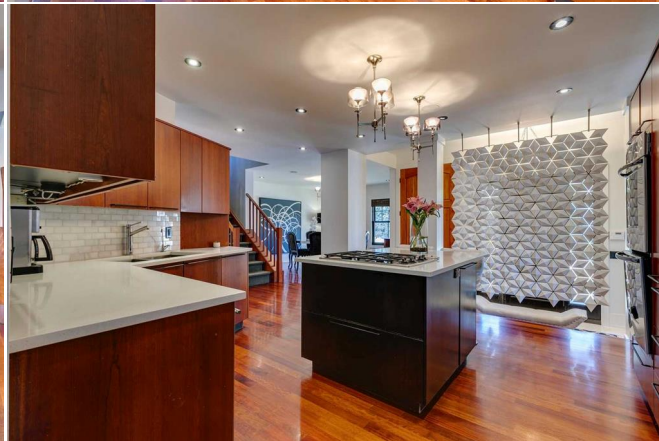
Nestled in the highly sought-after community of East Elbow Park, this home was fully remodeled/expanded + designed by Marvin DeJong in 2006 + offers a perfect blend of luxury + functionality. Boasting an enviable location facing the river, this residence is an ideal sanctuary for families, offering a 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.

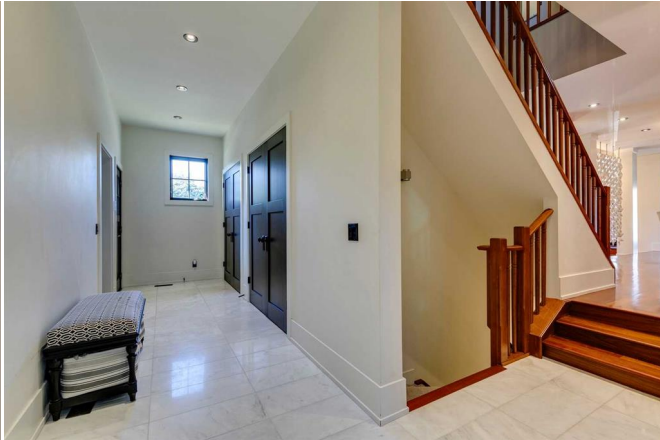
Inclusions:
Property Listed By:

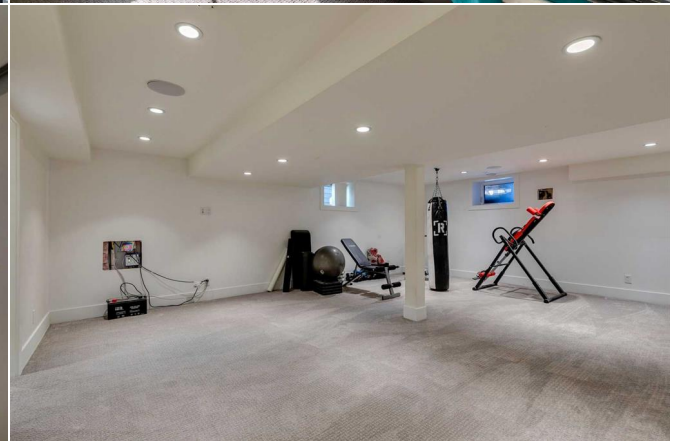
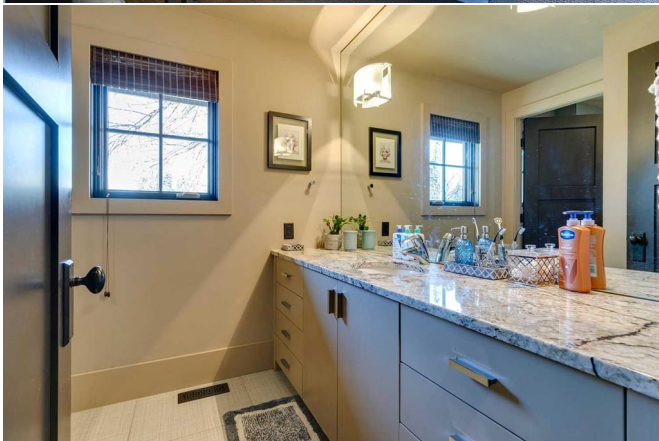
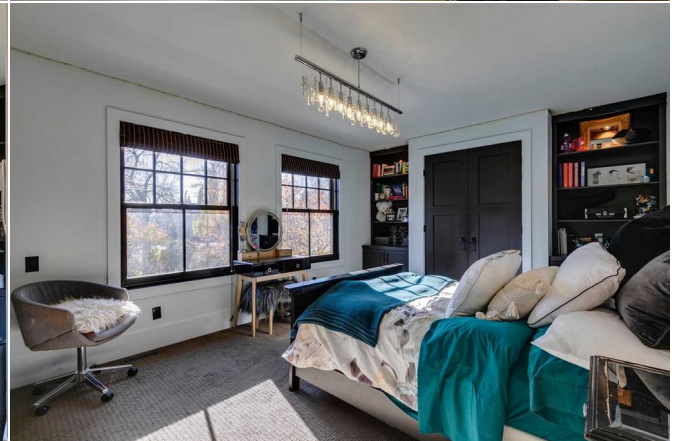
**Additional Wall Oven (as is)
Real Estate Professionals Inc.**

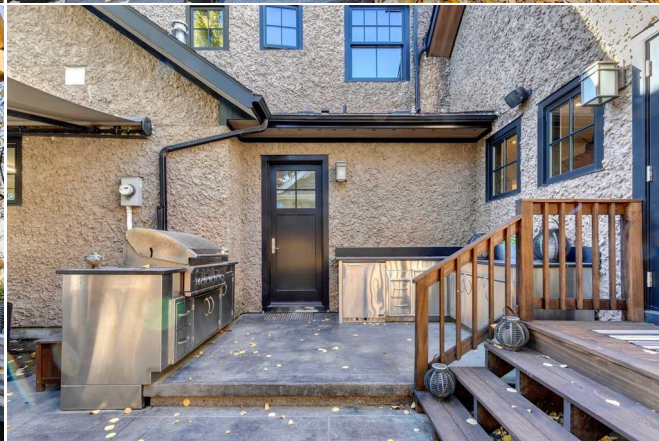
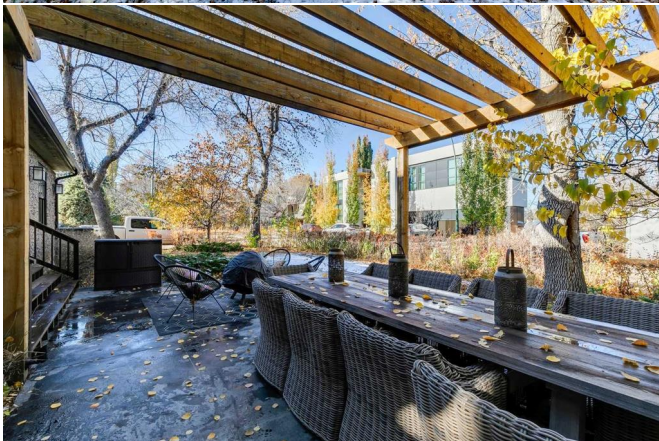
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

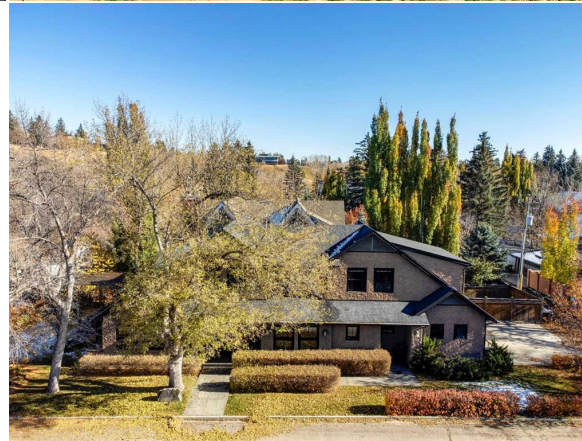
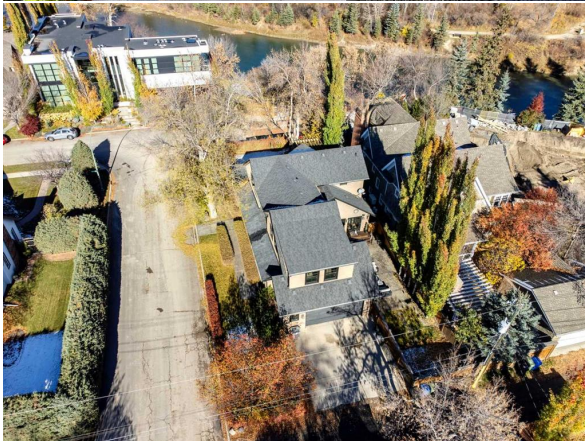












239 37 Ave SW, Calgary, AB

Main Floor Exterior Area 1031.75 sq ft
Interior Area 1028.62 sq ft
Excluded Area 608.44 sq ft



White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

239 37 Ave SW, Calgary, AB

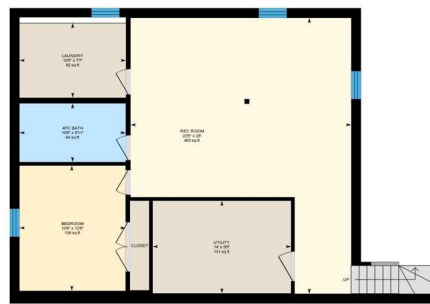
2nd Floor Exterior Area 1022.18 sq ft
Interior Area 1482.06 sq ft
Excluded Area 90.44 sq ft



White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

239 37 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 1001.77 sq ft
Interior Area 653.72 sq ft



White regions are excluded from total floor area in GUCDC floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.