



THE
A-TEAM

**RE/MAX
FIRST**

1503 37 Avenue, Calgary T2T 5W9

MLS®#: **A2175504**

Area: **Altadore**

Listing Date: **10/25/24**

List Price: **\$959,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 28-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,935

Year Built:

2012

Low Sqft:

Lot Information

Ttl Sqft:

1,935

Lot Sz Ar:

2,260 sqft

Lot Shape:

DOM

88

Layout

Beds:

3 (2 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped

Alley Access,Double Garage Detached,Garage Door Opener,Garage Faces Rear,Insulated

Utilities and Features

Roof: **Flat,Membrane**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Cork,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Central Air Conditioner,Dishwasher,ENERGY STAR Qualified Appliances,Garburator,Gas Cooktop,Microwave,Range

Int Feat:

Hood,Refrigerator,Washer/Dryer,Wine Refrigerator

Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz

Counters,Recessed Lighting,Storage

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Living Room

Main

14`6" x 11`0"

Kitchen

Main

16`0" x 8`7"

Pantry

Main

8`2" x 2`0"

Dining Room

Main

16`5" x 10`0"

Bonus Room

Third

14`6" x 14`5"

Family Room

Lower

18`5" x 17`1"

Laundry	Second	4`4" x 4`1"	Balcony	Second	14`11" x 5`1"
Balcony	Third	19`3" x 5`9"	Furnace/Utility Room	Lower	8`4" x 4`11"
Foyer	Main	14`5" x 7`2"	Other	Third	3`8" x 3`2"
Walk-In Closet	Second	8`3" x 6`10"	Storage	Lower	7`10" x 5`9"
Bedroom - Primary	Second	12`11" x 12`10"	Bedroom	Second	14`9" x 11`11"
Bedroom	Lower	14`5" x 10`5"	3pc Ensuite bath	Second	12`0" x 5`5"
3pc Bathroom	Second	14`2" x 6`2"	2pc Bathroom	Main	5`8" x 4`10"
4pc Bathroom	Lower	7`9" x 4`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1310662**

Zoning: **R-C2**

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION!! Nestled in the highly sought-after community of Altadore, this stunning 3-storey contemporary infill duplex offers the perfect blend of urban convenience and outdoor living. This home boasts over 2500 sq ft of luxury living space. As you step inside, you'll be immediately impressed by the impeccable craftsmanship, contemporary design, and well-planned layout, highlighted by soaring 9-foot ceilings on all levels and a stunning 4-story staircase encased in glass railings. The high-quality windows and premium building materials ensure minimal outside noise, creating a peaceful atmosphere even when others are on different levels of the home. The spacious kitchen is a chef's dream, showcasing custom-made white quartz countertops, rich walnut cabinetry, maple hardwood floors, stainless steel appliances, and a gas stove. Large, stunning windows fill the home with natural light. The upper level features a primary bedroom with a spa-like ensuite, an oversized steam shower, and a walk-in closet. The second bedroom offers access to an east-facing balcony, while a full second bathroom and laundry area complete this level. The third floor is an entertainer's paradise, with a spectacular 24'x16' loft featuring cork flooring, a wet bar, and a west-facing balcony. The fully finished basement offers 9' ceilings, a third bedroom, a 4-piece bathroom with heated floors, and a versatile recreation or exercise area that includes an electric fireplace. Upgrades include in-floor heating, central A/C, and water softener. The low-maintenance, west-facing backyard is bordered by stylish horizontal cedar fencing, and the double detached garage offers convenient parking in this prime inner-city location. This home is situated near the scenic Elbow River and provides easy access to extensive walking and biking pathways, perfect for outdoor enthusiasts. Altadore is also home to a popular off-leash dog park and is just minutes from the vibrant Marda Loop and Garrison, with its popular and unique restaurants, cafes, boutique shops, and essential services—making it the perfect place to call home. ** Architectural plans are available for viewing, in person with an agent, should you be interested in exploring any minor modifications to personalize the space and make it perfect for your needs.**

Inclusions: **Electric Fireplace (lower), Window Coverings, Storage Area and Garage Shelving, Built In Cabinets (lower), Patio Lighting, Garage Door controls,**
 Property Listed By: **KIC Realty**

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











