

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)**  
 City/Town: **Calgary**  
 Year Built: **2012**  
Lot Information  
 Lot Sz Ar: **2,260 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,935**  
 Low Sqft:  
 Ttl Sqft: **1,935**

DOM

**39**  
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: **Back Lane,Back Yard,Corner Lot,Front Yard,Landscaped**  
 Park Feat: **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 Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**  
 Int Feat: **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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 11`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>16`0" x 8`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>8`2" x 2`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>16`5" x 10`0"</b>
<b>Bonus Room</b>	<b>Third</b>	<b>14`6" x 14`5"</b>	<b>Family Room</b>	<b>Lower</b>	<b>18`5" x 17`1"</b>

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

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 offers the perfect blend of urban convenience and outdoor living. Just steps from trendy Marda Loop, this home boasts over 2,50 sq ft of luxury living space—ideal for entertaining and available for immediate possession. Upon entering, you'll be captivated by the exceptional craftsmanship, modern design, and thoughtful layout, featuring 9' ceilings and a striking 4-storey staircase with sleek glass railings. 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, and a versatile recreation or exercise room 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 area, with its trendy restaurants, cafes, boutique shops, and essential services—making it the perfect place to call home.**

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**











