

**1609 37 AVE , Calgary t2e2h2**

MLS®#: **A2176188** Area: **Altadore** Listing Date: **10/30/24** List Price: **\$949,000**  
 Status: **Active** County: **Calgary** Change: **-\$30k, 15-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **5,511 sqft**  
 Lot Shape:

DOM

**83**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Corner Lot**  
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Insulated,Single Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
 Heating: **High Efficiency,Fireplace(s),Forced Air,Natural Gas,Zoned**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard,Storage**

Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Flooring: **Tile,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **ENERGY STAR Qualified Dishwasher,Gas Stove,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **Double Vanity,Natural Woodwork,No Animal Home,No Smoking Home,Quartz Counters,Smart Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`10" x 13`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`11" x 11`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`3" x 5`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13`11" x 8`9"</b>
<b>Entrance</b>	<b>Main</b>	<b>5`8" x 7`2"</b>	<b>5pc Bathroom</b>	<b>Second</b>	<b>10`3" x 10`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 11`3"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 7`4"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>5`8" x 8`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>13`11" x 10`9"</b>
<b>Laundry</b>	<b>Second</b>	<b>4`11" x 5`6"</b>	<b>Walk-In Closet</b>	<b>Third</b>	<b>7`5" x 5`7"</b>
<b>Walk-In Closet</b>	<b>Third</b>	<b>4`7" x 7`2"</b>	<b>5pc Ensuite bath</b>	<b>Third</b>	<b>14`11" x 8`10"</b>

Bedroom - Primary  
Family Room  
Bedroom  
4pc Bathroom

Third  
Basement  
Basement  
Basement

15`0" x 10`6"  
12`6" x 10`9"  
13`1" x 10`0"  
8`10" x 4`11"

Balcony  
Storage  
Walk-In Closet  
Furnace/Utility Room

Legal/Tax/Financial

Third  
Basement  
Basement  
Basement

16`4" x 11`0"  
5`8" x 8`6"  
5`7" x 6`6"  
9`0" x 5`3"

Condo Fee:  
**\$230**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**MC-G**

Legal Desc: **2411342**

Remarks

Pub Rmks: **River Park Brownstones - Redefining Luxury Living in Altadore Discover River Park Brownstones, a luxurious enclave of contemporary townhomes in Calgary's highly desirable Altadore neighborhood. These exclusive residences are just steps from the beautiful Altadore River Park, the winding trails along the Elbow River, and the vibrant urban amenities of Marda Loop. Designed for those who value elegance, functionality, and convenience, River Park Brownstones offers a lifestyle that's deeply connected to both nature and city life, all within reach of Calgary's finest schools, downtown, and outdoor recreational spaces. Spanning an impressive 2,400 square feet of living space, each townhome is meticulously designed to blend modern sophistication with unparalleled comfort. The layout features four spacious bedrooms, each equipped with large walk-in closets, ensuring ample storage without compromising on style. The primary suite is a sanctuary of luxury, complete with breathtaking city views from the freestanding tub, a dual vanity with integrated LED strip lighting, and a spa-like steam shower. To top it all off, the ensuite bathroom's heated floors provide year-round comfort, creating a truly luxurious experience every time you step inside. The South-facing rooftop patio is an exclusive highlight of the primary suite, offering a private outdoor escape with sweeping urban vistas. Whether you're enjoying morning coffee, an evening glass of wine, or entertaining guests, this rooftop space is the ideal spot for relaxation and taking in Calgary's skyline. Throughout the home, contemporary finishes and premium materials add a touch of understated elegance. The floors are crafted from high-quality white oak, creating a seamless flow through each room. Floor-to-ceiling windows in the living and dining areas provide expansive North and South views while flooding the space with natural light, enhancing the open, airy ambiance. The gourmet kitchen is a chef's dream, featuring quartz countertops, a substantial island, and top-of-the-line appliances, making it the heart of the home—perfect for entertaining or everyday meals. In addition to its stunning aesthetic, this townhome is equipped with advanced home automation, making modern living effortless. The property is pre-wired with rough-ins for Home Concepts Automation, dual-zone climate control managed through an Ecobee thermostat, and provisions for air conditioning. A Lennox furnace ensures energy-efficient heating, and gimbal pot lighting throughout adds both functionality and ambiance. Sustainability meets convenience with a garage that's fully prepped for electric vehicle charging, providing future-forward solutions for today's homeowners. Outside, the low-maintenance landscaping is as practical as it is beautiful. Designed with drought-resistant plants and an irrigation system, the front and back yards stay lush and green with minimal upkeep. A spray foam roof enhances energy efficiency.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Estate Professionals Inc.**

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

















