



THE A-TEAM

RE/MAX FIRST

2035 37 Avenue, Calgary T2T 2E2

MLS® #: A2182215 Area: Altadore Listing Date: 12/13/24 List Price: \$1,900,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 2010
Lot Information
Lot Sz Ar: 6,296 sqft
Lot Shape:

Finished Floor Area
Abv Sqft: 2,708
Low Sqft:
Ttl Sqft: 2,708

DOM: 8
Layout
Beds: 5 (4 1)
Baths: 3.5 (3 1)
Style: 2 Storey
Parking
Ttl Park: 3
Garage Sz: 2

Access:
Lot Feat: Landscaped,Level,Other,Rectangular Lot
Park Feat: Double Garage Detached,Garage Faces Rear,Heated Garage,RV Access/Parking,RV Carport

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air,Other
Sewer:
Ext Feat: Other
Construction: Brick,Composite Siding,Wood Frame
Flooring: Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher,Dryer,Microwave,Oven,Refrigerator,Stove(s),Washer,Water Softener
Int Feat: Granite Counters,High Ceilings,Skylight(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, 5pc Ensuite bath, Bedroom, 4pc Bathroom, and their respective levels and dimensions.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-CG**

**4530AC**

Remarks

Pub Rmks:

**LOCATION is everything in real estate and this gorgeous property delivers! Welcome to your new stunning 2-story detached home in the desirable neighbourhood of Altadore, situated on a quiet street just two blocks south of the trendy Marda Loop shopping district in Calgary. The street is filled with modern infills, enhancing the classy and appealing vibe of the area. This gorgeous home has it all: featuring 9-ft ceilings throughout, in-floor basement heat, brand new engineered hardwood on the main floor, remodelled primary ensuite with new stand-up shower and free-standing tub, interior paint throughout and new kitchen backsplash. The main floor includes a formal dining room adjacent to a well-equipped kitchen with abundant cabinet space, a pantry, and granite countertops. The kitchen flows into a breakfast nook and a spacious, sun-filled south-facing living room. There is also an oversized convenient main floor office with its own half bath that could double as a bedroom. Up the floating stairs, you'll find three generously sized bedrooms, including a primary suite with a full ensuite and large walk-in closet, plus a 5-piece bath shared by the other two bedrooms. The basement hosts a 4th bedroom, an additional den/office that could serve as a small bedroom, and features a wood-burning fireplace and an open layout. The property offers a combined lot size of approximately 6,288 square feet, featuring two lots (2 x 25"x125.85" WITH RCG zoning), a massive south-facing backyard with RV parking, and a large deck, ideal for entertaining. The oversized, double, heated garage can be converted back into a formal garage prior to the possession date. Immediate possession is available, making this home perfect for those ready to move into a luxurious space with easy access to schools, shopping, and recreational parks. The vibrant community of Marda Loop offers residents nearby restaurants, coffee shops, various shops, grocery stores, and a diverse range of services, all within walking distance. Nearby amenities also include Masters, Clearwater Academy, Lycee International with teachers from France, a Classical charter school, three breweries, Sandy Beach, Glenmore Athletic swimming pool, and a pump track, MOST WITHIN WALKING DISTANCE. Please contact your favourite Realtor for an in-person, virtual, and video tour.**

Inclusions:  
Property Listed By:

**ALARM SYSTEM (AS-IS) , SMART HOUSE FEATURES (AS-IS), SECURITY CAMERAS (as-is), IN-HOUSE SPEAKERS (AS-IS), IRRIGATION (AS-IS)  
CIR Realty**

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













