



THE
A-TEAM

**RE/MAX
FIRST**

1605 37 Avenue, Calgary T2T2H2

MLS®#: **A2183776**

Area: **Altadore**

Listing Date: **12/17/24**

List Price: **\$899,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,835**
Low Sqft:
Ttl Sqft: **1,835**

DOM

4

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

**Back Lane,Lawn,Landscaped,Street Lighting,Underground Sprinklers,Paved,Treed
Garage Door Opener,Private Electric Vehicle Charging Station(s),Single Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

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

Kitchen Appl: **Built-In Gas Range,Dryer,Microwave,Refrigerator,Washer**
Int Feat: **Double Vanity,High Ceilings,No Animal Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	7`2" x 6`0"
Dining Room	Main	10`6" x 13`10"
Living Room	Main	12`10" x 13`10"
Walk-In Closet	Second	8`2" x 5`8"
Laundry	Second	5`6" x 5`1"
Walk-In Closet	Second	7`5" x 5`8"
5pc Ensuite bath	Third	8`9" x 14`9"

Room	Level	Dimensions
2pc Bathroom	Main	5`2" x 5`4"
Kitchen With Eating Area	Main	13`6" x 13`10"
Bedroom	Second	10`8" x 13`10"
5pc Ensuite bath	Second	10`10" x 9`0"
Bedroom	Second	11`3" x 13`11"
Bedroom - Primary	Third	10`8" x 14`10"
Walk-In Closet	Third	7`2" x 4`8"

Walk-In Closet
Bedroom
Furnace/Utility Room

Third
Basement
Basement

5`7" x 7`5"
9`11" x 13`2"
5`4" x 9`10"

Balcony
4pc Bathroom
Media Room

Third
Basement
Basement

11`1" x 16`3"
4`11" x 9`5"
10`9" x 12`6"

Legal/Tax/Financial

Condo Fee:
\$230

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MC G1

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, reducing heating and cooling costs.**

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









