



THE
A-TEAM

**RE/MAX
FIRST**

1726 37 Avenue, Calgary T2T 2H3

MLS®#: **A2186962**

Area: **Altadore**

Listing Date: **01/10/25**

List Price: **\$1,550,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,992 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,974**
Low Sqft:
Ttl Sqft: **1,974**

DOM

0

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,Pantry,Skylight(s),Soaking Tub,Stone Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Basement	14`2" x 9`6"
Game Room	Basement	26`7" x 14`2"
Living Room	Main	16`10" x 12`2"
Dining Room	Main	12`9" x 16`6"
Bedroom - Primary	Upper	13`6" x 16`6"
Bedroom	Upper	12`2" x 10`6"
4pc Bathroom	Upper	9`8" x 5`6"

Room	Level	Dimensions
4pc Bathroom	Basement	7`3" x 6`6"
Mud Room	Main	6`4" x 6`6"
Kitchen	Main	16`0" x 12`2"
2pc Bathroom	Main	5`11" x 5`10"
5pc Ensuite bath	Upper	10`6" x 12`10"
Bedroom	Upper	10`0" x 15`6"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1497BC**

Zoning: **R-C2**

Remarks

Pub Rmks: **ASK TODAY ABOUT PICK YOUR OWN INTERIOR SELECTIONS...ALTADORE ON THE PARK - Kiwanis Park location ...Introducing an exceptional new build by Jerry Homes, located on a quiet street in the highly desirable Altadore, one of Calgary's top inner-city communities. This home offers the perfect blend of modern design and thoughtful craftsmanship. Step through the front door into a spacious and open layout, where high ceilings create a bright and airy feel. The home's upscale features and attention to detail elevate everyday living. At the heart of the home is the chef's kitchen, designed for both style and function, with high-end built-in appliances, a large central island, and abundance of cabinetry and storage. The large great room, perfect for both everyday family living and entertaining, features a fireplace and custom built-ins. The upper floor houses three spacious bedrooms. The luxurious primary suite is a private retreat, featuring a spa-like ensuite with a freestanding bathtub and a walk-in shower adorned with brass fixtures. The ensuite's sleek matte-finish countertops and ample storage ensure the space is both beautiful and functional. The fully finished basement adds even more living space, complete with a wet bar and a media room for movie nights or entertaining. A fourth bedroom provides additional guest space, that can be used as a home office or gym, depending on your needs. Outside, full landscaping will be provided, plus a double detached garage. Call now for more information! (Photos shown are from Jerry Homes previous build with similar layout)**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

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





