

\$1,050,000 - 1907 37 Avenue Sw, Calgary

MLS® #A2256536

\$1,050,000

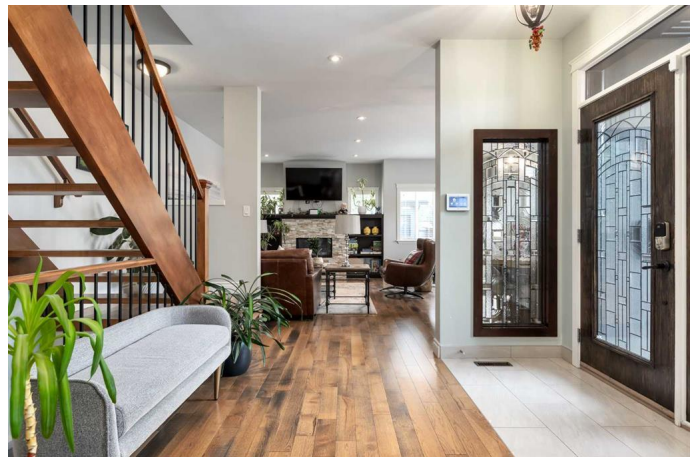
4 Bedroom, 4.00 Bathroom, 1,821 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

****OPEN HOUSE SUN 9/14 at 1:00 - 4:00 PM****

Your DREAM HOME awaits in the heart of Altadore - one of Calgary's most PRESTIGIOUS inner-city communities. This EXQUISITE two-storey semi-detached residence combines timeless sophistication with contemporary design, offering over 2,600 sq. ft. of meticulously crafted living space. Perfectly positioned on a RARE PREMIUM corner lot, this home is designed to IMPRESS at every turn with its blend of elegance, comfort & function. Step inside & immediately feel the openness of the main floor. Soaring ceilings, expansive windows, and an open-concept layout create a space that is both bright & inviting. The living room features a soothing gas fireplace & built-in cabinetry, making it a cozy retreat for quiet evenings or stylish entertaining. Rich hardwood floors flow seamlessly throughout, while the dining area provides the ideal setting for gatherings with family & friends. At the heart of the home, the chef's kitchen is a masterpiece in both design and function. Outfitted with premium quartzite countertops, custom cabinetry, and an IMPRESSIVE stainless steel appliance package - including a coveted VIKING gas range - it is perfectly suited for culinary creations and lively conversation. The large island invites casual dining, while abundant storage & thoughtful design ensure beauty is matched by practicality. Upstairs, the primary retreat offers a TRUE OASIS. This sanctuary boasts a spacious walk-in closet and a



spa-inspired ensuite that redefines luxury. Indulge in the clawfoot soaking tub, enjoy the custom double vanity with quartzite counters, or step into the jaw-dropping glass shower framed by designer tile and premium fixtures. Two additional bedrooms, a well-appointed main bath, and a convenient laundry room with sink complete the upper level. The lower level extends the living space with high ceilings & a versatile layout designed for modern lifestyles. A massive family and recreation area offers endless possibilities - whether you envision a home theatre, gym, or entertainment lounge. A spacious fourth bedroom & another elegant full bathroom make this level ideal for guests or extended family. Step outside to your PRIVATE BACKYARD OASIS. Thoughtfully landscaped for low maintenance, it features a sprawling deck, patio, and outdoor fireplace that transform the space into an entertainerâ€™s dream. Fully fenced and complemented by a double detached garage, it is as functional as it is inviting. Altadore is consistently ranked as one of Calgaryâ€™s MOST DESIRABLE neighborhoods, celebrated for its unique blend of historic charm and urban convenience. Just minutes from the downtown core, this vibrant community offers walkable access to parks, river pathways, boutique shops, restaurants, and top-rated schools. Whether strolling along tree-lined streets or enjoying the nearby Marda Loop amenities, Altadore provides a lifestyle that balances luxury, leisure, and connectivity. Experience the UNMATCHED ELEGANCE of life in Altadore today!!

Built in 2012

Essential Information

MLS® #	A2256536
Price	\$1,050,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,821
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1907 37 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6R6

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas, Living Room, Mantle, Outside, Stone
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard
Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn,
 Rectangular Lot, Street Lighting
Roof Asphalt Shingle
Construction Brick, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed September 12th, 2025
Days on Market 4
Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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