\$1,029,000 - 1907 37 Avenue Sw, Calgary

MLS® #A2256536

\$1,029,000

4 Bedroom, 4.00 Bathroom, 1,821 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

CHECK OUT THE VIDEO TOUR 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 & 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 entertainer's dream. Fully fenced & complemented by a double detached garage, it is as functional as it is inviting. Altadore is consistently ranked as one of Calgary'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 \$1,029,000

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, Storage, Vinyl Windows, Walk-In

Closet(s), Stone Counters, Soaking Tub

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 Gas, Living Room, Mantle, Brick Facing, 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 53

Zoning R-CG

Listing Details

Listing Office MaxWell Capital Realty

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