

\$899,900 - 1581 38 Avenue Sw, Calgary

MLS® #A2260743

\$899,900

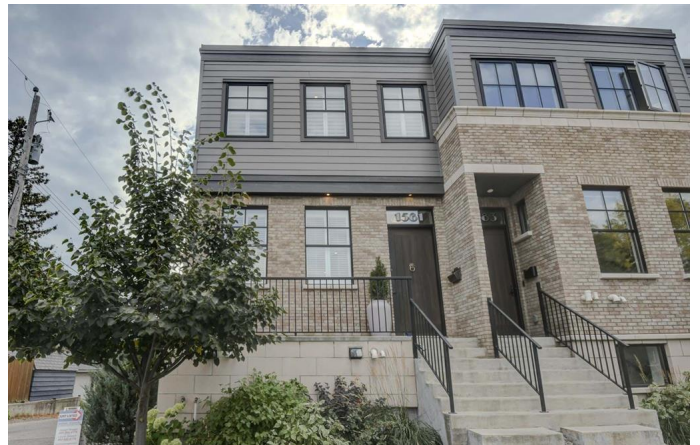
3 Bedroom, 2.00 Bathroom, 1,914 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 2ND 2-4:PM

****Spectacular**** Brownstone Townhome in Altadore S.W. Calgary " 3 Bed, 3 Bath | End Unit | Over 1,900 Sq. Ft. This elegant and rare brownstone offers over 1,900 sq. ft. of refined living across 2 spacious levels, with a third-floor rooftop patio that boasts stunning downtown views. Access your heated double attached garage directly off the back lane. As the end unit with 8 extra windows, this home is flooded with natural light and designed for both luxury and functionality. Located just steps from River Park, Sandy Beach, top-rated schools, shops, and dining"this home delivers the perfect balance of urban living and community charm. Main Floor Features: Bright layout with 10"™ ceilings; Wide-plank white oak engineered hardwood flooring; Huge gas fireplace with whitewashed brick surround; Custom 8-ft barn door and hidden kid/pet playroom under the stairs; Modern dual-tone kitchen featuring: 60"• Electrolux fridge/freezer, Gas stove, range hood, microwave, garburator, and Large walk-in pantry with wood shelving; Quartz countertops, under-cabinet lighting, and extra-tall cabinetry; South-facing deck off the kitchen with motorized awning, artificial turf, and outdoor heater; Fully fenced private yard, unique to this complex; Front patio area. Second Floor " Private Living Quarters: Spacious primary suite with Spa-inspired ensuite featuring double sinks, in-floor heat, quartz counters,



and private water closet; Walk-in closet with window; Two additional large bedrooms; 4-piece main bathroom with upgraded finishes. Third Level – Rooftop Patio Retreat: Access your private rooftop dura-deck patio; Panoramic downtown skyline views”ideal for relaxing or entertaining. Additional Features: Double attached heated garage with mudroom and utility area; Triple pane windows, High-efficiency furnace, central A/C; Water softener & reverse osmosis water filter system; Built-in stereo system on both floors; Solid-core 8-ft interior doors, pot lights, upgraded lighting; High-end window coverings including PVC shutters. This home is part of an exclusive 6-unit complex where no units have ever sold through MLS—a truly rare opportunity. Impeccably maintained and move-in ready, this brownstone home delivers the best of luxury, location, and lifestyle in one of Calgary’s most sought-after communities.

Built in 2018

Essential Information

MLS® #	A2260743
Price	\$899,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,914
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	1581 38 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 6W8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Oversized, Garage Faces Side
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Freezer, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator, Water Softener
Heating	High Efficiency, In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	BBQ gas line, Lighting, Awning(s)
Lot Description	Corner Lot, Few Trees, Low Maintenance Landscape
Roof	Flat
Construction	Brick, Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 1st, 2025
Days on Market	31
Zoning	MC-2

Listing Details

Listing Office Royal LePage Benchmark

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