



1534 38 Avenue Calgary Alberta

\$1,185,000

You're unique, shouldn't your home be too? Have you been sifting through listings and keep being letdown because they've begun to look the same and don't offer features that set them apart? Maybe you're starting to accept that to live in Marda Loop you won't get that beautiful view like you hoped for? Perhaps you actually found a home that had what you hoped for, but it wasn't in the area you saw yourself living or it was priced higher than what you planned on spending? Are you ready to stop looking? This could be your chance. The property was designed to truly appreciate the southern exposure from the bonus room, balcony and primary bedroom by offering a phenomenal view of River Park typically seen from some of Altadore's most coveted residential streets. The 32ft wide lot allowed the developer to create an exclusive floor plan that gives you a "feel" usually only found in the ultra-luxury segments including upper floor bonus room with vaulted ceilings, a mudroom that actually suits a busy household, walk-in pantry, designated gym space with raised ceilings, as well as creating privacy between the front foyer and the rest of the main floor living space. The convenient front attached garage was built to keep your vehicle protected from the elements and still leaves plenty of storage space for accommodating gear for outdoor enthusiasts and active families alike. The interior aesthetic of the residence has been tailored with a modern design palette so the new owner can simply move in. The home was built using high quality materials and progressive construction practice's like ICF foundation, triple pane windows, in-floor basement heating, robust custom European-style exterior doors and front elevation designed to incorporate solar efficiency principles. For a central location the property has uncommonly few neighbours due to an environmental reserve to the south and ...

Family room 15.50 M x 30.92 M

Exercise room 10.08 M x 15.17 M

Bedroom 10.67 M x 9.83 M

3pc Bathroom Measurements not available

Other 9.25 M x 15.92 M

Dining room 13.33 M x 14.75 M

Primary Bedroom 15.00 M x 19.00 M

Bedroom 9.33 M x 14.67 M

Bedroom 11.83 M x 13.92 M

Bonus Room 11.67 M x 14.25 M

5pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:
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See

Mirror

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Living room 18.00 M x 13.92 M

Laundry room 5.83 M x 8.75 M

2pc Bathroom Measurements not available