



## 2035 37 Avenue Calgary Alberta

\$1,900,000

LOCATION is everything in real estate and this gorgeous property delivers! Welcome to your new stunning 2-story detached home in the desirable neighbourhood of Altadore, situated on a quiet street just two blocks south of the trendy Marda Loop shopping district in Calgary. The street is filled with modern infills, enhancing the classy and appealing vibe of the area. This gorgeous home has it all: featuring 9-ft ceilings throughout, in-floor basement heat, brand new engineered hardwood on the main floor, remodelled primary ensuite with new stand-up shower and free-standing tub, interior paint throughout and new kitchen backsplash. The main floor includes a formal dining room adjacent to a well-equipped kitchen with abundant cabinet space, a pantry, and granite countertops. The kitchen flows into a breakfast nook and a spacious, sun-filled south-facing living room. There is also an oversized convenient main floor office with its own half bath that could double as a bedroom. Up the floating stairs, you'll find three generously sized bedrooms, including a primary suite with a full ensuite and large walk-in closet, plus a 5-piece bath shared by the other two bedrooms. The basement hosts a 4th bedroom, an additional den/office that could serve as a small bedroom, and features a wood-burning fireplace and an open layout. The property offers a combined lot size of approximately 6,288 square feet, featuring two lots (2 x 25"x125.85" WITH RCG zoning), a massive south-facing backyard with RV parking, and a large deck, ideal for entertaining. The oversized, double, heated garage can be converted back into a formal garage prior to the possession date. Immediate possession is available, making this home perfect for those ready to move into a luxurious space with easy access to schools, shopping, and recreational parks. The vibrant community of Marda Loop offers residents nearby re...

5pc Bathroom 13.00 M x 9.68 M

5pc Bathroom 7.68 M x 13.85 M

Bedroom 13.09 M x 12.76 M

Bedroom 13.00 M x 12.76 M

Primary Bedroom 12.50 M x 16.67 M

4pc Bathroom 7.51 M x 5.00 M

Bedroom 11.58 M x 11.58 M

2pc Bathroom 5.09 M x 6.59 M

Bedroom 14.00 M x 14.25 M

Listing Presented By:



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