



## 1609 37 ave Calgary Alberta

\$979,000

River Park Brownstones - Redefining Luxury Living in AltadoreDiscover River Park Brownstones, a luxurious enclave of contemporary townhomes in Calgary's highly desirable Altadore neighborhood. These exclusive residences are just steps from the beautiful Altadore River Park, the winding trails along the Elbow River, and the vibrant urban amenities of Marda Loop. Designed for those who value elegance, functionality, and convenience, River Park Brownstones offers a lifestyle that's deeply connected to both nature and city life, all within reach of Calgary's finest schools, downtown, and outdoor recreational spaces.Spanning an impressive 2,400 square feet of living space, each townhome is meticulously designed to blend modern sophistication with unparalleled comfort. The layout features four spacious bedrooms, each equipped with large walk-in closets, ensuring ample storage without compromising on style. The primary suite is a sanctuary of luxury, complete with breathtaking city views from the freestanding tub, a dual vanity with integrated LED strip lighting, and a spa-like steam shower. To top it all off, the ensuite bathroom's heated floors provide year-round comfort, creating a truly luxurious experience every time you step inside.The South-facing rooftop patio is an exclusive highlight of the primary suite, offering a private outdoor escape with sweeping urban vistas. Whether you're enjoying morning coffee, an evening glass of wine, or entertaining guests, this rooftop space is the ideal spot for relaxation and taking in Calgary's skyline.Throughout the home, contemporary finishes and premium materials add a touch of understated elegance. The floors are crafted from high-quality white oak, creating a seamless flow through each room. Floor-to-ceiling windows in the living and dining areas provide expansive North and South views while flooding the space with natural...

5pc Bathroom 10.25 Ft x 10.83 Ft

Bedroom 13.92 Ft x 11.25 Ft

Other 5.67 Ft x 7.33 Ft

Other 5.67 Ft x 8.17 Ft

Bedroom 13.92 Ft x 10.75 Ft

Laundry room 4.92 Ft x 5.50 Ft

Other 16.33 Ft x 11.00 Ft

Family room 12.50 Ft x 10.75 Ft

Storage 5.67 Ft x 8.50 Ft

Bedroom 13.08 Ft x 10.00 Ft

Other 5.58 Ft x 6.50 Ft

4pc Bathroom 8.83 Ft x 4.92 Ft

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Listing Presented By:



Originally Listed by:  
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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

**Other** 7.42 Ft x 5.58 Ft

**Other** 4.58 Ft x 7.17 Ft

**5pc Bathroom** 14.92 Ft x 8.83 Ft

**Primary Bedroom** 15.00 Ft x 10.50 Ft

**Furnace** 9.00 Ft x 5.25 Ft

**Kitchen** 13.83 Ft x 13.75 Ft

**Living room** 13.92 Ft x 11.08 Ft