



# 37 28 Avenue Calgary Alberta

\$1,395,000

Stunning architecturally-designed contemporary urban home. Prime elevated position in Erlton. This location is amazing with close-proximity and walkability to the 4th Street Village (restaurants, bars, shopping), the Elbow River pathway system, MNR recreation centre, downtown core, and transit (C-Train). Nearly 3200 square feet of development with a recent designer renovation. "New-York-loft" style with unique exposed-steel-frame construction, concrete walls, hardwood floors and a striking open steel-and-wood staircase running up to the 3rd level. The main floor offers an open plan with lots of light from the huge windows, front and back. Soft designer colors create a neutral palate for your art and furniture. 2-storey wall of glass and double-height ceiling in the living room plus access to a front terrace. Beautiful new window coverings. Chef's kitchen with large island, modern cabinetry, marble counters, stainless appliances and extra light from the diffused glass backsplash. Sun-washed dining room with designer lighting and large patio doors to the low-maintenance and private south-facing yard...a natural extension of the living space. The excitement builds as you ascend to the second level which overlooks the living room and holds 2 bedrooms and a loft-space for a home office. A stylish bathroom with laundry completes this level. The top level is dedicated to a luxurious Primary suite. It offers panoramic city views, access to a large deck, beverage centre, huge bedroom with fireplace and built-ins, generous walk-in closet and a sunny 5-piece ensuite including freestanding tub, glass shower, double vanity and separate water-closet. Watch for the very high ceilings and polished and heated concrete floors in the lower level...with a family room, bedroom and full bath. Not your average semi-detached home...truly remarkable quality combined with low-maintenance li...

- Bedroom 13.17 Ft x 9.58 Ft
- Bedroom 12.83 Ft x 9.67 Ft
- Loft 19.25 Ft x 4.75 Ft
- 5pc Bathroom Measurements not available
- Primary Bedroom 16.42 Ft x 12.08 Ft
- 6pc Bathroom Measurements not available

- Bedroom 13.58 Ft x 10.50 Ft
- 3pc Bathroom Measurements not available
- Foyer 6.00 Ft x 5.50 Ft
- Living room 16.67 Ft x 14.17 Ft
- Dining room 14.17 Ft x 10.83 Ft
- Kitchen 18.00 Ft x 15.50 Ft

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

Listing Presented By:



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REALTY

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Family room 23.58 Ft x 14.92 Ft

2pc Bathroom Measurements not available