



## 1503 37 Avenue Calgary Alberta

\$964,900

LOCATION, LOCATION, LOCATION!! Nestled in the highly sought-after community of Altadore, this stunning 3-storey contemporary infill offers the perfect blend of urban convenience and outdoor living. Just steps from trendy Marda Loop, this home boasts over 2,50 sq ft of luxury living space—ideal for entertaining and available for immediate possession. Upon entering, you'll be captivated by the exceptional craftsmanship, modern design, and thoughtful layout, featuring 9' ceilings and a striking 4-storey staircase with sleek glass railings. The spacious kitchen is a chef's dream, showcasing custom-made white quartz countertops, rich walnut cabinetry, maple hardwood floors, stainless steel appliances, and a gas stove. Large, stunning windows fill the home with natural light. The upper level features a primary bedroom with a spa-like ensuite, an oversized steam shower, and a walk-in closet. The second bedroom offers access to an east-facing balcony, while a full second bathroom and laundry area complete this level. The third floor is an entertainer's paradise, with a spectacular 24'x16' loft featuring cork flooring, a wet bar, and a west-facing balcony. The fully finished basement offers 9' ceilings, a third bedroom, a 4-piece bathroom, and a versatile recreation or exercise room that includes an electric fireplace. Upgrades include in-floor heating, central A/C, and water softener. The low-maintenance, west-facing backyard is bordered by stylish horizontal cedar fencing, and the double detached garage offers convenient parking in this prime inner-city location. This home is situated near the scenic Elbow River and provides easy access to extensive walking and biking pathways, perfect for outdoor enthusiasts. Altadore is also home to a popular off-leash dog park and is just minutes from the vibrant Marda Loop area, with its trendy restaurants, cafes, boutique shops, and es...

Laundry room 4.33 Ft x 4.08 Ft

Other 14.92 Ft x 5.08 Ft

Other 8.25 Ft x 6.83 Ft

Primary Bedroom 12.92 Ft x 12.83 Ft

Bedroom 14.75 Ft x 11.92 Ft

3pc Bathroom 12.00 Ft x 5.42 Ft

Family room 18.42 Ft x 17.08 Ft

Furnace 8.33 Ft x 4.92 Ft

Storage 7.83 Ft x 5.75 Ft

Bedroom 14.42 Ft x 10.42 Ft

4pc Bathroom 7.75 Ft x 4.08 Ft

Living room 14.50 Ft x 11.00 Ft

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

Listing Presented By:



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KIC Realty

**RE/MAX Realty Professionals**

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3pc Bathroom	14.17 Ft x 6.17 Ft	Kitchen	16.00 Ft x 8.58 Ft
Bonus Room	14.50 Ft x 14.42 Ft	Pantry	8.17 Ft x 2.00 Ft
Other	19.25 Ft x 5.75 Ft	Dining room	16.42 Ft x 10.00 Ft
Other	3.67 Ft x 3.17 Ft		