

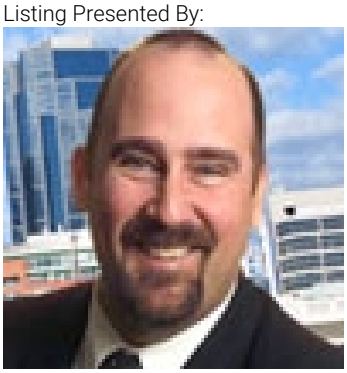
# 1658 37 Avenue Calgary Alberta

$874,900

NEW CONSTRUCTION | 1900 SF Above Grade | LUX WINDOW & DOOR PACKAGE | 3 BED 4.5 BATH | FINISHED BASEMENT | ATTACHED GARAGE | FRONT & REAR YARD SPACE | TWO BLOCKS TO RIVER PARK | These new construction townhomes offer single family square footage and a level of finish not typically seen in these types of builds, with engineered hardwoods throughout, custom built-ins, porcelain heated tiles & tankless water heaters to name a few upgrades -Located in the heart of Altadore and just 2 blocks to River Park - These three story units are very large at nearly 1900 square feet above grade, complete with 3 bedrooms, 4.5 bathrooms, finished basement, single attached garage + driveway, front south facing balcony and a front & rear yard & patio space. As you enter, the third bedroom with large closet & ensuite bath is setup currently as a home office. A coat closet & bench seating are present in the hallway leading to the garage entry, the back yard, the basement & the upper level. Once upstairs the open floor plan is beautifully layed out with huge - two tone - kitchen & walk in pantry, extended bar & dining area, large living space with focal point fireplace , separate seating area with slat wall, and great views off your south facing balcony. The upper level offers a double master bedroom setup with walk-in closets & an ensuite bath to die for incl double vanities, heated tile floors & a massive walk in shower with double heads. The basement is fully finished and offers a 3pc bath, rec room with wet bar and mechanical room. New Home Warranty provided by the builder. First time homebuyers are eligible for the GST rebate. These properties are priced well below comparable new construction prices at $461/sf. (id:6769)

Family room 14.25 Ft x 12.00 Ft
3pc Bathroom 7.92 Ft x 4.92 Ft
4pc Bathroom 8.00 Ft x 4.83 Ft
Bedroom 11.75 Ft x 8.67 Ft
2pc Bathroom 5.92 Ft x 4.92 Ft
Kitchen 12.08 Ft x 12.08 Ft
Other 10.33 Ft x 4.75 Ft
Pantry 4.92 Ft x 5.25 Ft
Other 9.83 Ft x 3.42 Ft
5pc Bathroom 13.83 Ft x 11.33 Ft
Other 5.58 Ft x 3.67 Ft
Primary Bedroom 14.58 Ft x 11.42 Ft
Laundry room 4.58 Ft x 3.67 Ft
3pc Bathroom 9.83 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

**RE/MAX Realty Professionals**

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Living room 19.75 Ft x 12.42 Ft

Dining room 11.17 Ft x 8.08 Ft

Bedroom 12.00 Ft x 9.83 Ft