



## 2018 37 Street Calgary Alberta

\$850,000

Imagine walking into a home that feels like it was designed just for you. 2018 37 ST SW is more than just a house; it is a sophisticated, turn-key residence that perfectly blends modern architectural flair with the genuine warmth your family deserves. With over 2,700 square feet of meticulously developed living space, every corner of this property has been crafted to handle the beautiful chaos of daily life with effortless style and plenty of room to grow. From the moment you step inside, you are greeted by a sun-drenched, open-concept main floor. Picture cozy winter evenings by the gas fireplace, surrounded by custom built-ins and rich hardwood floors. At the center of it all is a gourmet kitchen that truly acts as the heart of the home. It's a space meant for gathering, featuring a massive social island and premium appliances—including a high-end refrigerator and washer both upgraded in 2025. When you need a retreat, the upper-level primary sanctuary awaits, offering a spa-inspired ensuite and a sprawling walk-in closet. The fully finished lower level is a versatile canvas that significantly expands your living options. It features an additional large bedroom, a dedicated den or home office, and a full bathroom, making it a generous area perfect for a media room, a home gym, or the ultimate play zone for the kids. What sets this home apart is the incredible peace of mind that comes with it. You won't have to worry about the "hidden" details; the home is equipped with a high-efficiency furnace and central air conditioning for year-round comfort. The infrastructure has been thoughtfully maintained, featuring a hot water tank replaced in 2024 and a top-of-the-line Kinetico water softener with a chlorine filter installed less than a year ago. It's rare to find a home that looks this good and runs this smoothly. Living here means the best of Calgary is right at your door...

4pc Bathroom 6.83 Ft x 7.50 Ft

5pc Bathroom 9.75 Ft x 13.50 Ft

Bedroom 9.83 Ft x 13.58 Ft

Bedroom 9.67 Ft x 13.58 Ft

Primary Bedroom 11.50 Ft x 15.92 Ft

Other 9.58 Ft x 7.83 Ft

Bonus Room 14.25 Ft x 20.83 Ft

Storage 5.92 Ft x 3.42 Ft

Furnace 6.17 Ft x 9.67 Ft

2pc Bathroom 5.08 Ft x 5.50 Ft

Dining room 10.25 Ft x 20.17 Ft

Foyer 6.58 Ft x 8.42 Ft

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Listing Presented By:



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REMAX Innovations

<http://homesbykevin.ca/>

**RE/MAX Realty Professionals**

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4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 9.25 Ft x 10.50 Ft

Den 9.25 Ft x 9.42 Ft

Kitchen 9.58 Ft x 19.58 Ft

Living room 15.83 Ft x 22.83 Ft