

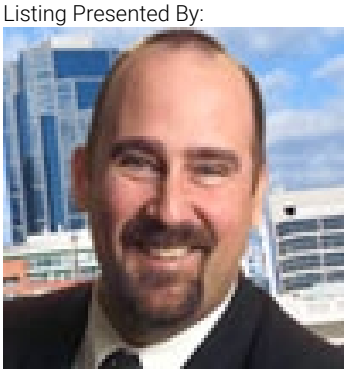
2028 37 Avenue Calgary Alberta

$1,099,000

$40,000 PRICE IMPROVEMENT | CUSTOM HOME BY NIRO DEVELOPMENTS | 4 BEDROOMS | 3.5 BATHS | MAIN-FLOOR OFFICE | VIKING RANGE | DOWNTOWN VIEWS FROM THE PRIMARY | CENTRAL A/C | STEPS TO MARDA LOOP IN ALTADORE. A true main-floor office, a primary bedroom with downtown Calgary views, and a Marda Loop address, now at a sharper price. Built by Niro Developments, this custom home shows quality craftsmanship and extensive custom millwork throughout. The open-concept main floor is centred on a chef-inspired kitchen with contemporary maple cabinetry, generous counter space, a large island and premium appliances including a Viking range. It flows into the dining area and a living room with fireplace, with direct access to the rear deck for easy indoor-outdoor entertaining. The bright, private main-floor office lets you work from home without giving up a bedroom. Upstairs are three spacious bedrooms, a full bathroom and upper-floor laundry. The primary retreat is a peaceful escape with downtown views, a generous walk-in closet and a luxurious 5-piece ensuite. The fully developed lower level adds a fourth bedroom with walk-in closet, a full bathroom, ample storage and an expansive recreation room for movie nights, a games area, a gym or a second family room. Solid-core doors, custom lighting, central air conditioning and extensive built-in cabinetry run throughout. The location is highly walkable: the shops, restaurants and cafes of Marda Loop, parks, schools and pathways are all nearby, with a quick commute downtown. Four bedrooms, a dedicated office, multiple living spaces and a move-in-ready finish in one of Calgary's most desirable inner-city communities. (id:6769)

4pc Bathroom 4.92 Ft x 9.33 Ft
5pc Bathroom 6.17 Ft x 16.92 Ft
Bedroom 11.67 Ft x 14.75 Ft
Bedroom 9.75 Ft x 13.67 Ft
Primary Bedroom 13.17 Ft x 16.92 Ft
Other 10.33 Ft x 9.58 Ft
4pc Bathroom 4.83 Ft x 8.75 Ft
Recreational, Games room 18.83 Ft x 26.50 Ft
Furnace 4.92 Ft x 8.75 Ft
2pc Bathroom 5.42 Ft x 4.92 Ft
Dining room 11.08 Ft x 13.00 Ft
Kitchen 8.42 Ft x 19.58 Ft
Living room 19.75 Ft x 13.83 Ft
Office 11.75 Ft x 12.92 Ft

Listing Presented By:



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Bedroom 13.67 Ft x 12.42 Ft