

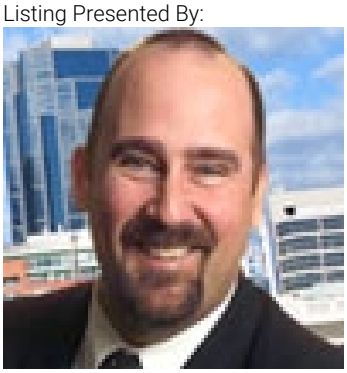
2031 37 Street Calgary Alberta

$989,000

A private top-floor retreat with its own balcony and spa ensuite, plus a one-bedroom legal suite downstairs. This brand-new Glendale end unit offers four finished levels and an ensuite for every bedroom.The main floor is built for hosting. A linear fireplace framed by built-ins anchors the living room, and the kitchen has a quartz island seating four, full-height pantry storage, and KitchenAid stainless steel appliances throughout, including a gas range and wall oven. A powder room completes the level.Upstairs, two bedrooms each have a private ensuite, connected by a lounge with a wet bar and beverage fridge, plus a full laundry room. The third floor is devoted entirely to the primary suite, a private sanctuary set above the rest of the home, with a balcony, office nook, walk-in closet, and an ensuite featuring a freestanding soaker tub, double vanity, and walk-in shower with a brick feature wall.The legal suite has its own entrance, a full kitchen, bedroom, 4-piece bath, in-suite laundry, and its own furnace and water heater. A single detached garage, wired for an EV charger, is included. It's minutes to Westbrook LRT and Mall, 17 Ave SW dining, schools, parks, and downtown.Estimated completion is December 2026 to January 2027. Reach out for floor plans and the full finish details. (id:6769)

Bedroom 11.25 Ft x 10.50 Ft
Bedroom 12.67 Ft x 10.25 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
4pc Bathroom 9.25 Ft x 5.00 Ft
Primary Bedroom 15.25 Ft x 12.00 Ft
5pc Bathroom 13.08 Ft x 9.33 Ft
Bedroom 10.00 Ft x 9.75 Ft
4pc Bathroom 12.25 Ft x 5.00 Ft
2pc Bathroom 8.08 Ft x 3.50 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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