

416 37 Avenue Calgary Alberta

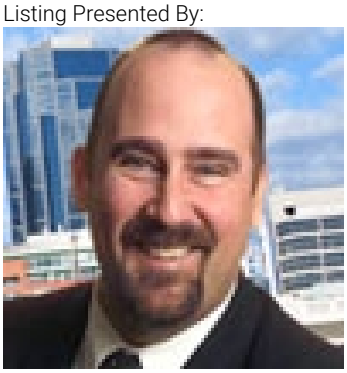
$750,000

Welcome to Highland Park! Designed for modern living, this beautifully appointed home offers an inviting open-concept main floor, timeless finishes, and a functional layout ideal for professionals, couples, and growing families alike. Soaring 9' ceilings and rich hardwood flooring create an airy, elevated feel throughout the main level. A dedicated front den with double French doors provides the perfect work-from-home space, quiet retreat, or flex room. The spacious kitchen is both stylish and functional, featuring abundant espresso maple cabinetry with crown moulding, a large centre island, marble-look quartz countertops, and a convenient walk-in pantry. The separate dining area offers a defined space for entertaining, while the expansive great room invites you to unwind beside an impressive floor-to-ceiling stone gas fireplace, with a large window framing views of the backyard and deck. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a luxurious, spa-inspired ensuite featuring a large jetted tub, dual sinks, quartz countertops, and a separate tiled shower. A thoughtfully designed upper-floor laundry room with built-in cabinetry and a sink adds everyday convenience. The full, unfinished walkout basement comes roughed-in for future development, offering excellent potential to customize additional living space to suit your needs. Outside, enjoy a fully landscaped yard, deck, newer AC (2024) and double detached garage. Enjoy the best of urban living with room to spread out. A quick 10 minute commute to downtown, Confederation Park, restaurants, shopping, and everyday amenities, this home delivers the perfect balance of space, comfort, and convenience. Book your showing with your favorite agent today! ***See Virtual Tour*** (id:6769)

Storage 19.50 Ft x 41.08 Ft
Furnace 9.08 Ft x 5.83 Ft
2pc Bathroom 5.08 Ft x 4.92 Ft
Dining room 9.42 Ft x 12.42 Ft
Kitchen 10.75 Ft x 12.42 Ft
Living room 20.08 Ft x 10.50 Ft
Office 12.58 Ft x 10.08 Ft

5pc Bathroom 9.08 Ft x 16.00 Ft
Bedroom 9.08 Ft x 12.42 Ft
Bedroom 13.08 Ft x 10.00 Ft
Laundry room 7.25 Ft x 5.00 Ft
Primary Bedroom 12.42 Ft x 17.00 Ft
Other 6.58 Ft x 4.17 Ft
Other 6.58 Ft x 4.08 Ft

Listing Presented By:



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4pc Bathroom 8.58 Ft x 5.00 Ft

Other 8.58 Ft x 6.33 Ft