

# \$989,000 - 1603 37 Avenue Sw, Calgary

MLS® #A2200719

**\$989,000**

3 Bedroom, 3.00 Bathroom, 1,856 sqft  
Residential on 0.00 Acres

Altadore, Calgary, Alberta

River Park Brownstones â€“ Redefining Luxury Living in Altadore Discover River Park Brownstones, a luxurious enclave of contemporary townhomes in Calgaryâ€™s highly desirable Altadore neighborhood. These exclusive residences are just steps from the beautiful Altadore River Park, the winding trails along the Elbow River, and the vibrant urban amenities of Marda Loop. Designed for those who value elegance, functionality, and convenience, River Park Brownstones offers a lifestyle thatâ€™s deeply connected to both nature and city life, all within reach of Calgaryâ€™s finest schools, downtown, and outdoor recreational spaces. Spanning an impressive 2,400 square feet of living space, each townhome is meticulously designed to blend modern sophistication with unparalleled comfort. The layout features four spacious bedrooms, each equipped with large walk-in closets, ensuring ample storage without compromising on style. The primary suite is a sanctuary of luxury, complete with breathtaking city views from the freestanding tub, a dual vanity with integrated LED strip lighting, and a spa-like steam shower. To top it all off, the ensuite bathroomâ€™s heated floors provide year-round comfort, creating a truly luxurious experience every time you step inside. The South-facing rooftop patio is an exclusive highlight of the primary suite, offering a private outdoor escape with sweeping urban vistas. Whether youâ€™re enjoying morning coffee, an evening glass of wine, or



entertaining guests, this rooftop space is the ideal spot for relaxation and taking in Calgary's skyline. Throughout the home, contemporary finishes and premium materials add a touch of understated elegance. The floors are crafted from high-quality white oak, creating a seamless flow through each room. Floor-to-ceiling windows in the living and dining areas provide expansive North and South views while flooding the space with natural light, enhancing the open, airy ambiance. The gourmet kitchen is a chef's dream, featuring quartz countertops, a substantial island, and top-of-the-line appliances, making it the heart of the home "perfect for entertaining or everyday meals. In addition to its stunning aesthetic, this townhome is equipped with advanced home automation, making modern living effortless. The property is pre-wired with rough-ins for Home Concepts Automation, dual-zone climate control managed through an Ecobee thermostat, and provisions for air conditioning. A Lennox furnace ensures energy-efficient heating, and gimbal pot lighting throughout adds both functionality and ambiance. Sustainability meets convenience with a garage that's fully prepped for electric vehicle charging, providing future-forward solutions for today's homeowners. Outside, the low-maintenance landscaping is as practical as it is beautiful. , the front and back yards stay lush and green with minimal upkeep. A spray foam roof enhances , MGS Custom homes is willing to pay GST on any offers

Built in 2025

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2200719  |
| Price    | \$989,000 |
| Bedrooms | 3         |

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,856         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1603 37 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2H2           |

### **Amenities**

|                |                              |
|----------------|------------------------------|
| Amenities      | Parking, Roof Deck, Dog Park |
| Parking Spaces | 1                            |
| Parking        | Single Garage Detached       |
| # of Garages   | 1                            |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Storage, Walk-In Closet(s)  |
| Appliances        | Dishwasher, Electric Oven, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Humidifier |
| Heating           | Forced Air, Natural Gas, Fireplace Insert, Zoned   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Courtyard, Private Yard, Storage |
|-------------------|---|

|                 |                                     |
|-----------------|-------------------------------------|
| Lot Description | Back Yard                           |
| Roof            | Flat Torch Membrane, Flat           |
| Construction    | Brick, Concrete, Stucco, Wood Frame |
| Foundation      | Poured Concrete                     |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 26               |
| Zoning         | MC G1            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.