# \$979,000 - 540 37 Street Nw, Calgary

MLS® #A2202002

# \$979,000

4 Bedroom, 4.00 Bathroom, 1,902 sqft Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to this beautiful Semi Detached Inner City Home in the desirable north west neighborhood of Parkdale. Over 2700 ft Â2 of total developed luxury for you to call home. Stepping inside, you'll find the luxurious main floor open, warm and a thoughtfully curated space. The chefs kitchen has a huge island ideal for entertaining, ample counter space, gas range, quartz countertops, built in oven and microwave. The white full height shaker style kitchen cabinetry with undercabinet lighting brings timeless elegance and functional storage for your family's needs. A front dining room overlooks the front street through oversized windows that invites natural light in to the space. With 10 foot ceilings on the main floor, the home offers a bright and airy atmosphere, complemented by an abundance of natural light throughout the house. Off the kitchen boasts your beautiful living room with a stone walled gas fireplace with built ins, overlooking the back yard. Hardwood floors, glass railing, open riser stairs and a two piece powder room round out this exceptional main floor. Upstairs you'll find a primary bedroom fit for a king sized bed, walk in closet and spa like five piece ensuite with a jetted soaker tub featuring a skylight, large steam shower and water closet. There are a further 2 large bedrooms on this floor, a second bathroom with a tub and laundry room for your convenience. The basement is fully finished with in floor heat, and a wet bar area with a beverage fridge. The recreation room







has plenty of space for the kids to play; a fourth bedroom, full bath and plenty of storage complete this well thought out home! This home comes with an air conditioning unit to ensure your comfort during warmer months. Step outside to enjoy your patio space for relaxation or entertaining, complete with a gas line for a BBQ. Your insulated and drywalled double garage will ensure year round functionality. Steps to the Bow River and all its pathways, close to the University of Calgary, Foothills Hospital, Alberta Children's Hospital, downtown, schools, shopping and easy access to the Number 1 Highway out to the Rocky Mountains. Located in one of Calgary's most sought after communities, this is it! Book your private showing to see everything Parkdale has to offer.

#### Built in 2013

## **Essential Information**

MLS® # A2202002 Price \$979,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,902

Acres 0.07

Year Built 2013

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

# **Community Information**

Address 540 37 Street Nw

Subdivision Parkdale City Calgary

County Calgary
Province Alberta
Postal Code T2N3B8

## **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

### Interior

Interior Features Kitchen Island, Quartz Counters, Storage, Bar

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt

Construction Wood Frame, Stucco

Foundation Poured Concrete

#### Additional Information

Date Listed March 13th, 2025

Days on Market 27

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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