

\$799,000 - 1583 38 Avenue Sw, Calgary

MLS® #A2085227

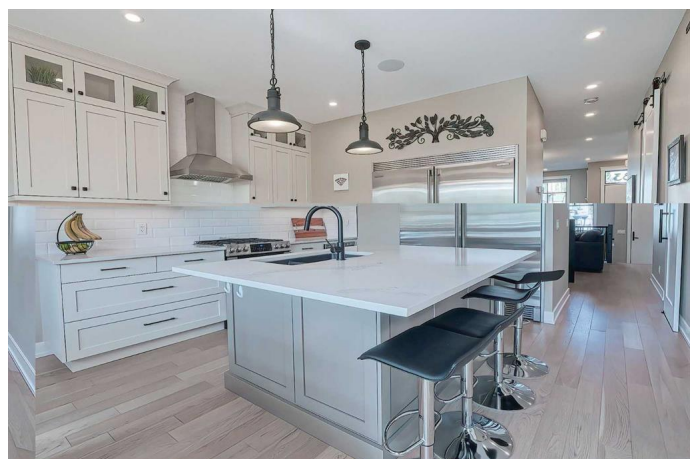
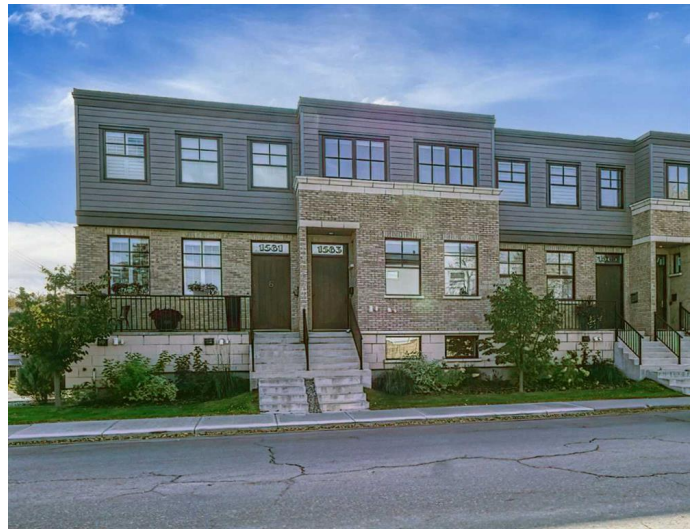
\$799,000

3 Bedroom, 3.00 Bathroom, 1,659 sqft

Residential on 0.03 Acres

Altadore, Calgary, Alberta

This is an Exceptional Brownstone with an attached heated double garage, private back yard, walking distance to Marda Loop and River Park. A total of three bedrooms, 2.5 baths and 3rd storey flex area with private South facing roof top patio. Great space and flow for everyday living and for entertaining friends and family. Just two blocks to the River Park off leash dog park, Sandy Beach and Sandy Beach River access. Enjoy the vibrant scene of Marda Loop with numerous restaurants, shops and services. Close proximity to schools and Downtown. Beautiful appointed finishing through-out with the main floor featuring wide plank White Oak flooring. For the joy of cooking this kitchen boasts Shaker style cabinets with huge island, large pot drawers, timeless white subway tile, quartz counter top, walk-in pantry and high-end Electrolux appliances. There is a convenient flex space with a built-in desk and is perfect for the hub of household organization. From the kitchen is easy access to the fabulous South facing large balcony and fenced back yard. This additional outdoor living space is perfect for BBQs, sipping your morning coffee or friends gathered around a fire table. The attached awnings makes it a breeze to cover if you want shelter from the sun or sit to listen to the rain drops fall. The living room has a cozy gas fireplace with brick surround and plenty of large windows for loads of natural light. The second level offers three bedrooms, which includes the huge primary bedroom with



ensuite bath. The stylish ensuite bath has heated floors, double sinks, over size shower, separate water closet and walk-in closet with built-in shelving. The third level has a quiet flex space, which would be great for a home office and a garden door that opens onto a private South facing roof top patio. The lower level has a generous size mud room, utility/storage room and gives access to the double attached garage. Other features of this fine home include central air conditioning, flat finish nine-foot ceilings, triple pane windows and gas line on the balcony. Original owner and shows like new. Great home, great opportunity!

Built in 2018

Essential Information

MLS® #	A2085227
Price	\$799,000
Sold Price	\$788,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,659
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1583 38 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 6W8

Amenities

Amenities None

Parking Spaces 2

Parking Double Garage Attached, Garage Door Opener

Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Sound

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Gas, Living Room, Mantle

Has Basement Yes

Basement Partial, Partially Finished

Exterior

Exterior Features Awning(s), Private Yard

Lot Description Back Yard, Low Maintenance Landscape

Roof Asphalt, Rubber

Construction Brick, Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 4th, 2023

Date Sold October 21st, 2023

Days on Market 17

Zoning R-CG

HOA Fees 0.00

Listing Details

Listing Office RE/MAX LANDAN REAL ESTATE

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