

\$799,900 - 437 36 Avenue Nw, Calgary

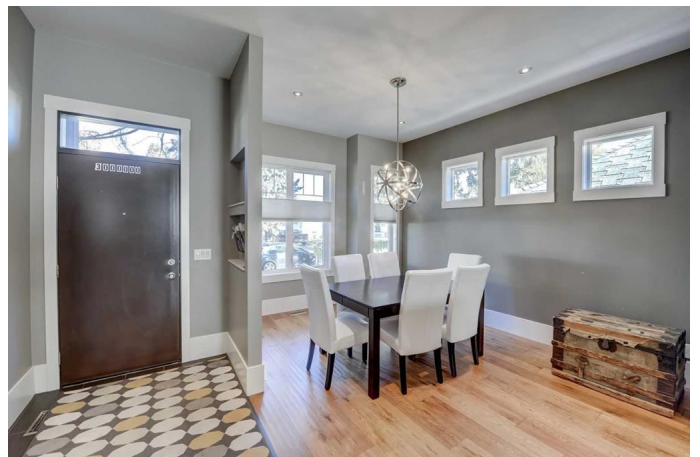
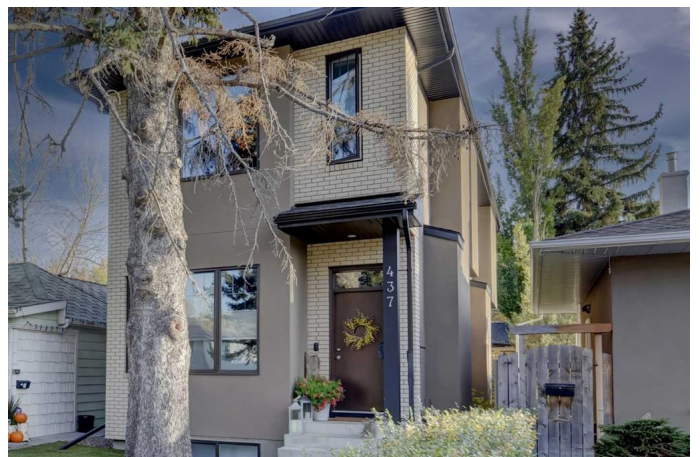
MLS® #A2086517

\$799,900

4 Bedroom, 4.00 Bathroom, 1,942 sqft
Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Welcome to Your Dream Home: A Stunning 4-Bedroom, 3.5-Bathroom Oasis Nestled in a highly sought-after and family-friendly neighborhood, this two-story, detached gem is the embodiment of comfortable and elegant living. With a host of features including central air conditioning designed to delight and a location that offers the utmost convenience, this home truly stands out as a place to call your own. Upon arrival, you'll immediately appreciate the meticulously maintained exterior. The front and backyard are designed for minimal upkeep, featuring beautiful, maintenance-free landscaping that allows you to spend your free time enjoying the space. A double detached garage offers secure parking, adding to the convenience of this property. As you step through the front door, you'll be welcomed by an open floor plan that seamlessly connects the various living spaces. The spacious living room, bathed in natural light from the backyard, serves as the perfect gathering place for family and friends. Adjacent to the living room is a modern kitchen with granite countertops, stainless steel appliances, and an island, making it a chef's dream and the heart of the home. The dining room at the front of the home and 2-piece bathroom complete the main floor. Upstairs, you'll find three generously sized bedrooms, each with ample closet space. The master suite is a true retreat, complete with 5-piece en-suite bathroom and walk-in closet,



providing a sanctuary for relaxation and privacy. The additional bedrooms offer flexibility for a growing family, a home office, or guest rooms, accommodating your lifestyle and needs.

The fully finished basement provides a versatile space for various activities, whether it's a recreation room, a home gym, or a cozy entertainment area. The additional bedroom and bathroom with steam shower on this level adds practicality and convenience for family and guests.

This home's location is a standout feature, being conveniently close to schools, shopping centers, and the vibrant downtown area.

Top-rated schools are just a stone's throw away, making morning drop-offs a breeze. Shopping for essentials or indulging in retail therapy is easy with a range of shopping options in close proximity. The nearby downtown area offers a plethora of dining, entertainment, and cultural experiences, ensuring that you're never far from the action while enjoying the quiet retreat of your home.

Built in 2011

Essential Information

MLS® #	A2086517
Price	\$799,900
Sold Price	\$792,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,942
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	437 36 Avenue Nw
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K0C4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Wine Refrigerator
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, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2023
Date Sold	November 6th, 2023
Days on Market	26

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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