

\$829,000 - 2049 37 Avenue Sw, Calgary

MLS® #A2113095

\$829,000

3 Bedroom, 3.00 Bathroom, 2,001 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Nestled in the heart of the vibrant Altadore community, this stunning 2-storey attached home offers the epitome of convenience and comfort. Located mere steps away from an array of amenities, including delectable restaurants, cozy cafes, and trendy shops, you'll find everything you need right at your fingertips. Step inside to discover a bright and inviting atmosphere, accentuated by gleaming hardwood floors. The spacious living room welcomes you with warmth, while the maple kitchen boasts a breakfast eating bar and seamlessly flows into the dining area and family room, complete with a cozy gas fireplace - ideal for gatherings with loved ones. Never worry about clutter again with the convenient mudroom featuring built-ins for organized storage. Upstairs, retreat to three generously sized bedrooms, including the luxurious primary suite equipped with a 5-piece ensuite, complete with a soothing soaker tub for ultimate relaxation. Yearning for additional space? The unfinished basement offers endless possibilities for customization, allowing you to tailor it to suit your unique needs and preferences. Step outside to your private backyard oasis, perfect for al fresco dining, entertaining guests, or simply unwinding in the fresh air. Plus, with a double detached garage, parking is always a breeze. For those with furry friends, rejoice in the proximity to the nearby dog park and picturesque pathways, perfect for leisurely strolls or invigorating runs. Commuting



downtown is a breeze with easy access,
making urban exploration a seamless part of
your lifestyle.

Built in 2002

Essential Information

MLS® #	A2113095
Price	\$829,000
Sold Price	\$860,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,001
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2049 37 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 22nd, 2024
Date Sold	March 25th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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