

\$1,199,000 - 507 37 Street Sw, Calgary

MLS® #A2124494

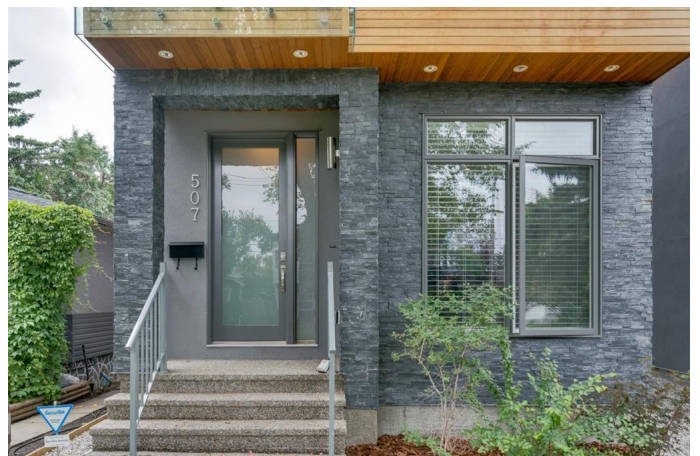
\$1,199,000

5 Bedroom, 5.00 Bathroom, 2,466 sqft

Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

Welcome to this exquisite 5 bedroom infill in the mature and highly sought-after West Calgary neighborhood of Spruce Cliff. With over \$50,000 in upgrades, this home offers luxurious touches and thoughtful enhancements throughout. The addition of a private main floor office and foyer area creates a designated space for productivity and welcomes you with elegance. Upon entering, you'll be captivated by the bright and spacious main floor living area. The centerpiece is the impressive nearly 17-foot double quartz island, perfectly complemented by the professional VIKING SERIES appliance package, including double BRIGADE wall ovens, a built-in wine cooler, and double under-mount sinks. The sleek European fixtures add a touch of elegance to the space. The great room features an upgraded white marble stone and Valor linear fireplace, creating a cozy ambiance for gatherings. With 9' ceilings, 8-foot doors, and sleek European millwork, the home exudes a refined atmosphere. Upstairs, you'll find 4 bedrooms and 3 full bathrooms, creating a comfortable and private retreat. The master suite offers a 5-piece ensuite with a luxurious spa-like atmosphere, including a custom Relax-A-Mist Steamer with body massage jets, a rain shower, and a jacuzzi soaker tub. The second master bedroom includes an ensuite bathroom, walk-in closet, and private balcony overlooking the tree-lined street. The lower level is an entertainer's dream, featuring a full theatre system, built-in



surround sound, a 120" 3D projector screen, fireplace, and an impressive wet bar with a quartz counter and wine/beverage cooler. Additionally, there is a private guest room with a 4-piece bathroom. Situated on a deep 160' lot, this property offers an expansive outdoor space rarely found in infills in the area. The large deck with a BBQ gas line and fully landscaped backyard, including a triple car detached garage with back lane access, offer abundant outdoor enjoyment. The yard presents endless possibilities, whether you envision a private oasis, a play area for children, or space for outdoor gatherings and entertaining. Surveillance cameras, A/C, Vaccu-Flow, built-in speakers and Hunter Douglas blinds throughout are some of the additional features that enhance the convenience and security of this home. This remarkable property not only offers exceptional features but also boasts a list price per square foot that is lower than others in the neighborhood, providing an outstanding investment opportunity. Its proximity to transit, shopping, schools, and quick access to the mountains further enhance its appeal. Don't miss the chance to own this incredible 5 bedroom infill in Spruce Cliff, where value, comfort, and convenience come together seamlessly.

Built in 2015

Essential Information

MLS® #	A2124494
Price	\$1,199,000
Sold Price	\$1,165,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,466

Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	507 37 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1R8

Amenities

Parking Spaces	3
Parking	Alley Access, Oversized, Tandem, Triple Garage Detached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters
Appliances	Bar Fridge, Built-In Freezer, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Double Oven, Dryer, Garage Control(s), Oven-Built-In, Range Hood, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Lawn, Landscaped, Rectangular Lot
Roof	Shingle
Construction	Composite Siding, Stone, Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 21st, 2024
Date Sold June 24th, 2024
Days on Market 64
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Sotheby's International Realty Canada

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