

\$1,099,900 - 2, 427 37 Street Sw, Calgary

MLS® #A2138902

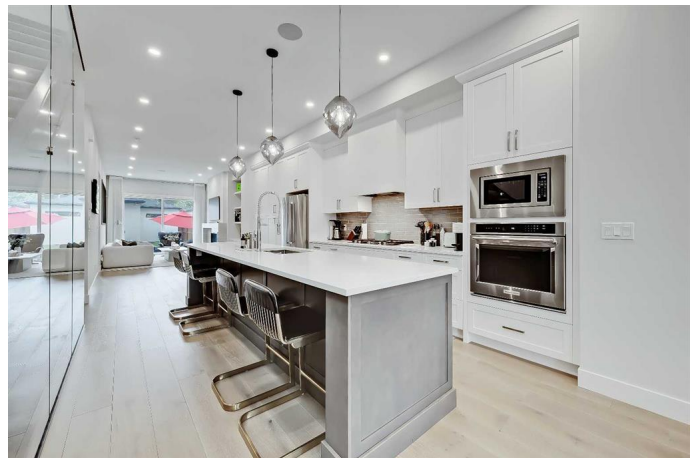
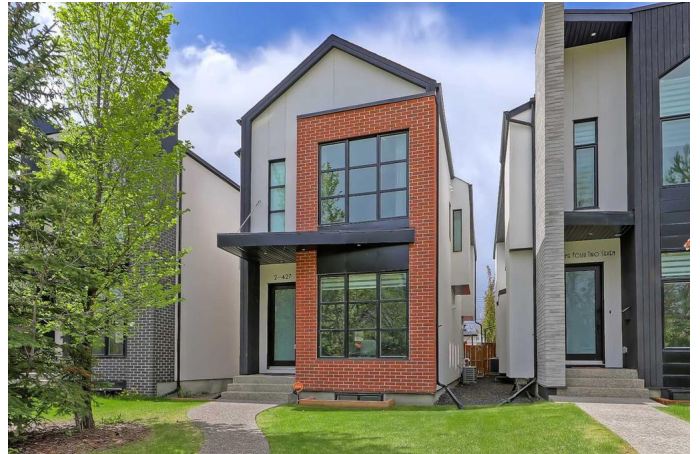
\$1,099,900

4 Bedroom, 4.00 Bathroom, 2,161 sqft

Residential on 0.09 Acres

Spruce Cliff, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! This DETACHED home in Spruce Cliff is like new, featuring 4 bedrooms, 3 full bathrooms, and a fully developed basement. This home is also on an oversized lot w/ a TRIPLE GARAGE and has over 2,160 square feet of living space above grade. Engineered hardwood, large windows, and tall ceilings are found across the main floor. An ultra-sleek kitchen includes full-height custom cabinetry, a gas cooktop, fridge, built-in microwave, dishwasher, large under-mounted sink, tiled backsplash an oversized central island with breakfast bar seating. The living room centers around a gas fireplace with a featured tile surround and a sliding glass door nearby allows for quick outdoor access. A mudroom sits along the side of the home next to the living room and has a fully tiled floor, cabinetry, a coat closet, and a bench. Upstairs the master bedroom has a vaulted ceiling, an oversized walk-in closet with extensive built-in, and direct access to a 5-piece master-ensuite bathroom with heated tile flooring, a free-standing soaker tub, fully tiled standing shower and quartz vanity. Both secondary bedrooms on the upper floor have a walk-in closet, a window, and close to a main 4-piece bathroom with a private water-closet/tub space. The walk-in laundry room is centrally located on the upper floor and features enough room for side-by-side appliances, plus a folding counter with a sink. Downstairs you are led to a large rec room



with a built-in wet bar, and a built-in storage/tv spot. A fourth additional bedroom includes two large closets and access to the close by the main 4-piece bathroom. This room could be used by roommates or overnight guests or could be turned into a bonus-space of your choosing. The sizeable west-facing backyard contains a concrete pad with a BBQ gas line and leads to the triple detached garage. Spruce Cliff is a family-friendly community that is close to many parks, schools and in within walking distance of the LRT. Contact us today for your private showing!

Built in 2019

Essential Information

MLS® #	A2138902
Price	\$1,099,900
Sold Price	\$999,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,161
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2, 427 37 Street Sw
Subdivision	Spruce Cliff
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1R7

Amenities

Parking Spaces	3
Parking	Triple Garage Detached

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 7th, 2024
Date Sold	July 26th, 2024
Days on Market	49
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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