

\$549,900 - 208 37 Street Nw, Calgary

MLS® #A2152486

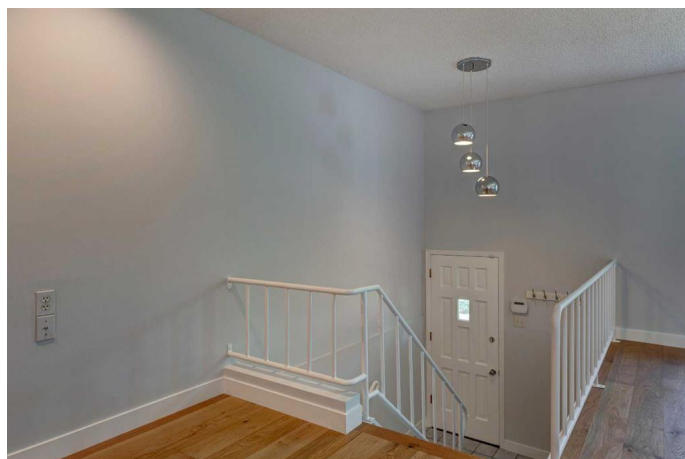
\$549,900

3 Bedroom, 2.00 Bathroom, 647 sqft

Residential on 0.06 Acres

Parkdale, Calgary, Alberta

Located in the desired Golden Triangle of Parkdale, just steps away from the Bow River with her beautiful green spaces, parks with mature trees and landscape, a path system where you can enjoy nature's best in the inner-city. Fantastic location where you can walk to both the Foothills and Children's Hospitals. This beautiful attached home has three bedrooms, one and a half baths, over 1200 sq ft of developed living space plus a heated double car garage. Gorgeous engineered hardwood floors throughout main floor. Open spacious floorplan with the living room being open to the dining area and the kitchen. The living room features a marble faced fireplace. Patio doors off the kitchen to a large 15 ft x 20.5ft deck that gets sun most of the day. Clean and bright, newer windows bring in lots of natural light. New plush carpet in the lower level. HE Front Load washer and dryer. Newer Roof only 8 years old. The double car garage is insulated and heated. This lovely home has a West facing front yard that has beautiful low maintenance mature garden. Own a home of your own in Parkdale, a vibrant community with iconic restaurants like Lazy Loaf & Kettle and Lics Ice Cream and Angels on the Bow River. An area with sought after schools of Westmount Charter school and Foothills Academy. Close to U of C and McMahon Stadium. Enjoy all the amenities, shops and restaurants of University District and Market Mall. Located only a half of a block to the Bow River where you can swim, float,



paddle, bike, walk & run. Walk to Edworthy Park. 10 minute bike ride to downtown! Easy access to the Trans Canada and other major road arteries to get you easy access out to the mountains or anywhere else you want to be quickly. You could own a home of your own with no condo fees or restrictions in Parkdale for the same price as the townhomes of neighboring Point McKay. Please note: Parkdale although on the river, is Not in the flood zone and did not flood in 2013. View the 3D Tour (Purple house symbol) Welcome Home!

Built in 1966

Essential Information

MLS® #	A2152486
Price	\$549,900
Sold Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	647
Acres	0.06
Year Built	1966
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	208 37 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3B7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Secured

Interior

Interior Features	Closet Organizers, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 25th, 2024
Date Sold	August 16th, 2024
Days on Market	22
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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