

# \$825,000 - 2022 37 Street Sw, Calgary

MLS® #A2157372

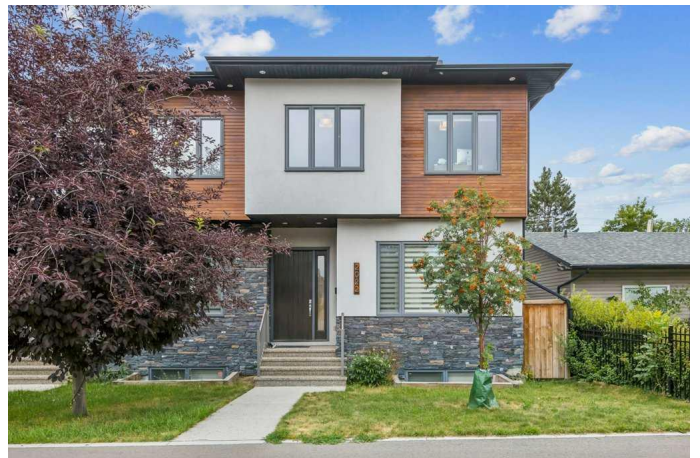
**\$825,000**

4 Bedroom, 4.00 Bathroom, 1,869 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**\*NEW PRICE\*** Welcome to your dream retreat in the heart of Killarney! This stunning 4-bedroom home effortlessly blends modern elegance with cozy charm, making it an absolute must-see. Make sure you check out the iGuide for a full tour. Step into the spacious living room, where sunlight dances on the pristine hardwood floors, inviting you to settle in and unwind. The kitchen is a culinary masterpiece, featuring sleek quartz countertops, high gloss cabinets, and state-of-the-art built-in appliances. Imagine whipping up your favorite meals on the gas stove, surrounded by luxury and convenience. Adjacent to the kitchen, the dining room offers ample space for intimate dinners or lively gatherings. The family room beckons with its warm ambiance, centered around a gas fireplace framed by built-in shelves—a perfect spot for a quiet evening with a book or hosting friends. A well appointed half-bath completes the main level. Travel up the gorgeous, contemporary glass staircase and discover three generous bedrooms, each designed with comfort in mind. The primary suite is a true sanctuary, boasting a walk-in closet with custom organizers and a lavish 5-piece ensuite. Indulge in the spa-like experience of the double vanity, feel warmed by the in-floor heating, rejuvenate in the walk-in rain shower, or soak away your worries in the jetted tub. This level also includes a thoughtfully designed 4-piece bathroom and a convenient laundry room with soaker sink, making daily



chores a breeze. Two large skylights bring in the natural light. But the allure doesn't stop there—venture to the fully developed basement, where endless possibilities await. A massive wet bar/kitchen area (with full kitchen/laundry rough-ins) sets the stage for unforgettable gatherings, while the expansive rec room, complete with a gas fireplace, offers a cozy spot for movie nights or game days. The basement also features an additional bedroom with a walk-in closet, a stylish 4-piece bathroom, a bonus room for your hobbies or HOME OFFICE needs, and ample storage space. The double french patio doors opening into the backyard, bring the outside in, and allow for easy move-in/out for furniture. Custom blinds throughout (including blackout blinds in all the bedrooms), Central Vac, Central A/C, Built in speakers, water softener, and more all showcase the many upgrades. The SEPARATE ENTRANCE, and walk-out design gives this home flexibility for any family, and leads you to the backyard, where a detached double garage provides security and convenience. Relax and entertain on the inviting deck (with natural gas BBQ line), or explore the vibrant Killarney neighborhood, with schools, restaurants, stores, and public transit just moments away.

Built in 2016

### **Essential Information**

MLS® #	A2157372
Price	\$825,000
Sold Price	\$807,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,869
Acres	0.07

Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

### **Community Information**

Address	2022 37 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3A6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Storage, Wet Bar, Wired for Sound, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Central Air Conditioner, Built-In Oven, Dryer, Gas Cooktop, Microwave, Washer, Water Softener
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	August 14th, 2024
Date Sold	November 12th, 2024
Days on Market	90
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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