

1503 37 Avenue SW  
Calgary, Alberta

MLS # A2175504



**\$959,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	1,935 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped		

**Heating:** In Floor, Fireplace(s), Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Cork, Hardwood, Tile

**Sewer:** -

**Roof:** Flat, Membrane

**Condo Fee:** -

**Basement:** Finished, Full

**LLD:** 5-24-1-W5

**Exterior:** Stucco, Wood Frame

**Zoning:** R-C2

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage

**Inclusions:** Electric Fireplace (lower), Window Coverings, Storage Area and Garage Shelving, Built In Cabinets (lower), Patio Lighting, Garage Door controls,

LOCATION, LOCATION, LOCATION!! Nestled in the highly sought-after community of Altadore, this stunning 3-storey contemporary infill duplex offers the perfect blend of urban convenience and outdoor living. This home boasts over 2500 sq ft of luxury living space. As you step inside, you'll be immediately impressed by the impeccable craftsmanship, contemporary design, and well-planned layout, highlighted by soaring 9-foot ceilings on all levels and a stunning 4-story staircase encased in glass railings. The high-quality windows and premium building materials ensure minimal outside noise, creating a peaceful atmosphere even when others are on different levels of the home. The spacious kitchen is a chef's dream, showcasing custom-made white quartz countertops, rich walnut cabinetry, maple hardwood floors, stainless steel appliances, and a gas stove. Large, stunning windows fill the home with natural light. The upper level features a primary bedroom with a spa-like ensuite, an oversized steam shower, and a walk-in closet. The second bedroom offers access to an east-facing balcony, while a full second bathroom and laundry area complete this level. The third floor is an entertainer's paradise, with a spectacular 24'x16' loft featuring cork flooring, a wet bar, and a west-facing balcony. The fully finished basement offers 9' ceilings, a third bedroom, a 4-piece bathroom with heated floors, and a versatile recreation or exercise area that includes an electric fireplace. Upgrades include in-floor heating, central A/C, and water softener. The low-maintenance, west-facing backyard is bordered by stylish horizontal cedar fencing, and the double detached garage offers convenient parking in this prime inner-city location. This home is situated near the scenic Elbow River and provides easy access to extensive walking and biking pathways, perfect for outdoor enthusiasts.

Altadore is also home to a popular off-leash dog park and is just minutes from the vibrant Marda Loop and Garrison, with its popular and unique restaurants, cafes, boutique shops, and essential services—making it the perfect place to call home.

\*\* Architectural plans are available for viewing, in person with an agent, should you be interested in exploring any minor modifications to personalize the space and make it perfect for your needs.