

# \$3,150,000 - 239 37 Avenue Sw, Calgary

MLS® #A2175199

**\$3,150,000**

4 Bedroom, 4.00 Bathroom, 3,484 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Nestled in the highly sought-after community of East Elbow Park, this home was fully remodeled/expanded + designed by Marvin DeJong in 2006 + offers a perfect blend of luxury + functionality. Boasting an enviable location facing the river, this residence is an ideal sanctuary for families, offering a serene lifestyle while being within walking distance of some of Calgary's top schools including Elbow Park Elementary, Rideau Park + Western Canada High. The Glencoe Club, parks, tennis + skating rinks are also just a short stroll away.

Step inside to discover expansive principal rooms + two fabulous outdoor living spaces—perfect for both entertaining + play. The main floor exudes warmth with relaxed living spaces, including a comfy family room that opens onto a large deck and patio, seamlessly connecting indoor + outdoor living. There is also a main-floor den, ideal for those who work from home. All main floor rooms are flexible for varied layout needs. Upstairs, you'll find three spacious bedrooms, including a large primary suite featuring a luxurious ensuite and two walk-in closets - an abundance of space for clothes lovers. The efficient kitchen is well-appointed with ample cabinetry + counter space + island. Convenient mudroom leading to an oversized double attached garage. The lower level adds versatility with a recreation room, an additional bedroom, and a laundry room, making this home as practical as it is stunning. This



property is the perfect blend of elegance, comfort, and family-friendly living with two large outdoor spaces, once with elaborate built in BBQ/outdoor kitchen + dining + the other perfect for playing.

Built in 1943

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2175199    |
| Price          | \$3,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,484       |
| Acres          | 0.14        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 239 37 Avenue Sw |
| Subdivision | Elbow Park       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0V1          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Stone Counters, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Vaulted |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                          |
|--------------|----------------------------------------------------------------------------------------------------------|
|              | Ceiling(s), Walk-In Closet(s)                                                                            |
| Appliances   | Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating      | Forced Air, Natural Gas                                                                                  |
| Cooling      | Central Air                                                                                              |
| Has Basement | Yes                                                                                                      |
| Basement     | Finished, Full                                                                                           |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Outdoor Kitchen, Private Yard                         |
| Lot Description   | Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stucco                                                                   |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2024 |
| Days on Market | 178                |
| Zoning         | R-CG               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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