

**1920 37 Avenue SW**  
**Calgary, Alberta**

**MLS # A2230201**

**\$999,999**



<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,826 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Alley Access, Double Garage Attached, Garage Faces Rear		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Private,		

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Flat	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Insulbrick/Asphalt, Masonite, Mixed, Siding, Stucco	<b>Utilities:</b>	-
<b>Foundation:</b>	Poured Concrete		
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	Garage Door Opener and Controler		

Inner-City Living in Altadore Exceptional contemporary home located in the heart of Altadore, offering the best in inner-city living. Thoughtfully designed with bright, open living spaces and high-end finishes throughout. Key Features: • Outdoor Living: Two spacious decks, a private rear patio, and a front courtyard provide multiple options for outdoor relaxation and entertaining. • Open Concept Layout: Main floor features a seamless flow from the family room to the rear deck, ideal for everyday living and hosting. • Primary Retreat: The upper-level primary suite includes a private balcony, walk-in closet, and a well-appointed en-suite. • Heated Drive-Under Garage: Rare for the area, this home offers a heated, attached garage with direct access to the interior. • Unbeatable Location: Just blocks from Marda Loop's amenities, including shops, restaurants, grocery stores, and essential services.