

# \$1,249,000 - 415 37 Avenue Nw, Calgary

MLS® #A2209174

**\$1,249,000**

4 Bedroom, 4.00 Bathroom, 2,263 sqft

Residential on 0.07 Acres

Highland Park, Calgary, Alberta

Discover a residence where thoughtful design meets luxurious living in this unique home crafted by the esteemed JTA Designs. Sunlight floods the main floor, creating a bright and inviting atmosphere throughout. Convenience is paramount with underground garage parking that leads directly into the expansive basement and entertainment area, plus the added benefit of extra driveway parking for guests. The master suite offers a serene escape with beautiful views, and each bedroom features generously sized closets to accommodate all your storage needs. Imagine unwinding in the 4-piece bathroom, complete with a steam shower rough-in awaiting your personal touch. The main floor's bright living room seamlessly flows into a dedicated office space, perfect for work or quiet reflection. Culinary enthusiasts will adore the kitchen, boasting abundant storage and a substantial island ideal for both preparation and casual dining. Anticipate moving into this exceptional property with a completion ETA of May 2025 – an opportunity to own a truly distinctive home.



Built in 2025

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | A2209174    |
| Price    | \$1,249,000 |
| Bedrooms | 4           |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,263                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 415 37 Avenue Nw |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2K 0C6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Vaulted Ceiling(s), Closet Organizers, Sump Pump(s), Wet Bar  |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Water Heater |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Back Yard, Cul-De-Sac                |
| Roof            | Asphalt Shingle, Flat Torch Membrane |
| Construction    | Stone, Stucco, Wood Frame            |
| Foundation      | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 29               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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