

# \$1,099,900 - 3032 37 Street Sw, Calgary

MLS® #A2231440

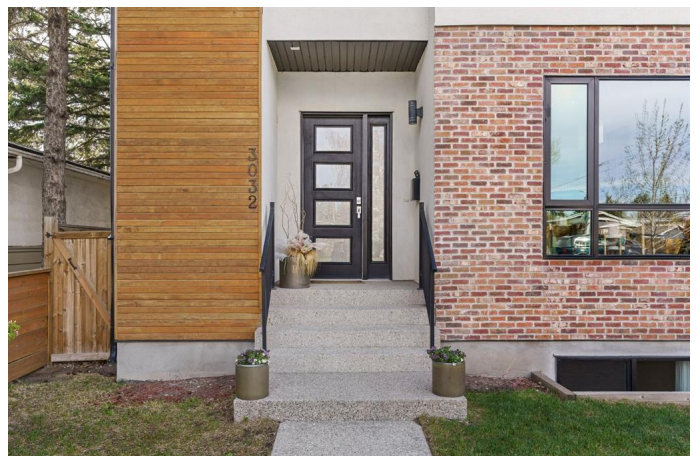
**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,342 sqft

Residential on 0.08 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE July 20th 3-5PM! This stunning 2 storey seamlessly combines natural beauty and modern luxury; adjacent to greenspace and fronting onto a bike path, all while adorned by elegant finishings in over 3,400 SF of total living space. Although situated on 37th St there is virtually no noise heard inside due to upgraded insulation and new window glazing. A brick and horizontal wood slat facade, angled roof detailing, and landscaped front yard offer charming curb appeal. Step inside to a diagonally laid wood feature wall with bench and huge entryway closet, accompanied by an extra large walk-in food pantry with ample built ins. 10ft ceilings are illuminated by natural light bouncing off engineered oak wide plank hardwood. A chic dining area features a crystal chandelier and leads into the chef's kitchen; characterized by quartz counters, waterfall island with undermount double bowl sink, and porcelain Carrera tile backsplash. The impressive appliances have knurled handles and include built in microwave, built in oven, chimney style hood fan, and 5 burner gas cooktop, with high gloss cabinetry and usb port plug-ins showcasing the many upgrades to be found. This opens up into the living room, a space made for entertaining, with a tile fronted gas fireplace and floating shelves and cabinetry on either side. Sliding glass doors access the private backyard, with a poured concrete patio, low maintenance landscaping, custom built raised planter beds, and exterior speakers. The rear mudroom includes another



bench, shelving and large walk-in closet for optimal storage. An adjacent den space also comes with a convenient built-in desk. Ascend the open riser staircase with a stunning crystal chandelier and intentionally placed gaps that flood all levels of the home with light. The upper floor is home to two secondary bedrooms with unique feature walls and a full bathroom, along with a laundry room including a sink, quartz folding counter, and product storage. The luxurious primary retreat features a skylight, walk-in closet with built ins, and lavish ensuite with heated floors, dual sinks, tranquil freestanding soaker tub with chandelier above and glass enclosed shower with rainhead and bench. The fully developed basement includes a fourth bedroom with walk in closet, storage, full bath with tile detailing, and a spacious rec room equipped with built-ins and a wet bar. Accessible via a separate entrance, this is also a worthwhile option to legally suite as per city guidelines and begin collecting passive rental income! With huge windows and brick features, the basement is insulated and roughed in for in-floor heating. Additional features include A/C, HE furnace, and built-in speakers. With a practical double garage, this home is close to local amenities and mere minutes to the core. Enjoy the perks of a city maintained front sidewalk in this welcoming neighborhood, known for their self-managed ice rink and block parties. Your perfect family home awaits.

Built in 2016

**Essential Information**

MLS® #	A2231440
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,342
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3032 37 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3B6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	31
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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