

# \$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
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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	9
Zoning	R-CG

### **Listing Details**

Listing Office	Town Residential
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