

# \$940,000 - 540 37 Street Nw, Calgary

MLS® #A2202002

**\$940,000**

4 Bedroom, 4.00 Bathroom, 1,902 sqft  
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

**\*\*PRICE REDUCED \$40,000\*\*** Welcome to this beautiful Semi Detached Inner City Home in the desirable north west neighborhood of Parkdale. Over 2700 ft<sup>2</sup> of total developed luxury for you to call home. Stepping inside, you'll find the luxurious main floor open, warm and a thoughtfully curated space. The chefs kitchen has a huge island ideal for entertaining, ample counter space, gas range, quartz countertops, built in oven and microwave. The white full height shaker style kitchen cabinetry with undercabinet lighting brings timeless elegance and functional storage for your family's needs. A front dining room overlooks the front street through oversized windows that invites natural light in to the space. With 10 foot ceilings on the main floor, the home offers a bright and airy atmosphere, complemented by an abundance of natural light throughout the house. Off the kitchen boasts your beautiful living room with a stone walled gas fireplace with built ins, overlooking the back yard. Hardwood floors, glass railing, open riser stairs and a two piece powder room round out this exceptional main floor. Upstairs you'll find a primary bedroom fit for a king sized bed, walk in closet and spa like five piece ensuite with a jetted soaker tub featuring a skylight, large steam shower and water closet. There are a further 2 large bedrooms on this floor, a second bathroom with a tub and laundry room for your convenience. The basement is fully finished with in floor heat, and a wet bar area with a



beverage fridge. The recreation room has plenty of space for the kids to play; a fourth bedroom, full bath and plenty of storage complete this well thought out home! This home comes with an air conditioning unit to ensure your comfort during warmer months. Step outside to enjoy your patio space for relaxation or entertaining, complete with a gas line for a BBQ. Your insulated and drywalled double garage will ensure year round functionality. Steps to the Bow River and all its pathways, close to the University of Calgary, Foothills Hospital, Alberta Children's Hospital, downtown, schools, shopping and easy access to the Number 1 Highway out to the Rocky Mountains. Located in one of Calgary's most sought after communities, this is it! Book your private showing to see everything Parkdale has to offer.

Built in 2013

### **Essential Information**

MLS® #	A2202002
Price	\$940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,902
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	540 37 Street Nw
Subdivision	Parkdale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3B8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Kitchen Island, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	37
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.