

# \$2,950,000 - 239 37 Avenue Sw, Calgary

MLS® #A2225847

**\$2,950,000**

4 Bedroom, 4.00 Bathroom, 3,486 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Located in the heart of East Elbow Park, this thoughtfully reimagined home blends classic architecture with modern family function. Originally redesigned and expanded by Marvin DeJong in 2006, the property offers a rare combination of style, space, and location—facing the Elbow River and within walking distance to some of Calgary’s most respected schools, including Elbow Park Elementary, Rideau Park, and Western Canada High. The Glencoe Club, parks, rinks, and tennis courts are all close by.

The main floor features a series of elegant, light-filled living spaces with excellent flow for both daily living and entertaining. A spacious family room opens onto a large upper deck, creating an effortless transition to outdoor living. Just steps down, a beautifully designed stone patio includes a built-in BBQ, outdoor kitchen, and dining area—ideal for hosting. A second, separate patio space offers flexibility for recreation, play, or quiet relaxation.

The kitchen is efficient and well-appointed, offering generous storage, prep space, and a central island. A dedicated home office and flexible main-floor living areas provide room to work or unwind. The mudroom connects directly to the oversized double attached garage—perfect for active households. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with two walk-in closets and a spa-inspired ensuite. The lower level adds a fourth bedroom, recreation room, and



laundry”offering added space for guests, teens, or family activities.

With two distinct outdoor zones, this home offers not only style and comfort inside”but also rare, functional exterior living that extends your space well beyond the walls.

Built in 1943

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225847    |
| Price          | \$2,950,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 3,486       |
| Acres          | 0.14        |
| Year Built     | 1943        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 239 37 Avenue Sw |
| Subdivision | Elbow Park       |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2S 0V1          |

**Amenities**

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

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, |
|-------------------|---------------------------------------------------------------------|

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|              | Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Built-in Features, Sump Pump(s)                                           |
| Appliances   | Built-In Oven, Dishwasher, Double Oven, Garburator, Gas Cooktop, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating      | Forced Air, See Remarks                                                                                                                       |
| Cooling      | Central Air                                                                                                                                   |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Finished, Full                                                                                                                                |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, Built-in Barbecue, Outdoor Kitchen            |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco                                                              |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 65             |
| Zoning         | R-CG           |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Grey Rock Properties |
|----------------|----------------------|

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