

# \$1,099,000 - 2022 37 Avenue Sw, Calgary

MLS® #A2250990

**\$1,099,000**

4 Bedroom, 4.00 Bathroom, 2,052 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Tucked into Altadore, one of Calgary's most coveted neighbourhoods, this beautifully maintained 2-storey semi-detached home offers over 3000 sq ft of total living space and showcases thoughtful upgrades and timeless design. Just steps from top-rated schools, parks, boutiques, and Marda Loop's best shopping and dining, this location is unbeatable. The main floor features 9-foot ceilings, solid core doors, and a dedicated front office or flex space – perfect for working from home or a cozy reading room. The open-concept kitchen, dining, and living area is built for entertaining, with quartz countertops, custom cabinetry, a built-in wall oven and microwave, a gas cooktop, and a sleek hood fan. The great room is anchored by a gas fireplace flanked by custom built-ins, with large windows overlooking the professionally landscaped backyard. Upstairs, a bright skylight leads to the luxurious primary suite with a large walk-in closet featuring custom built-ins, a spa-like ensuite with a soaker tub, double vanities, and a custom steam shower – plus gorgeous city views from your bedroom window. Two more generous bedrooms, a full bathroom, and a convenient upstairs laundry room complete the upper level. Downstairs, the fully finished basement features 9-foot ceilings, in-floor heating, a large family/media room, wet bar, a guest bedroom, and another full bath. Outside, enjoy the landscaped backyard oasis with a large deck, mature trees, and a double



detached garage. With central A/C, thoughtful upgrades throughout, and a flexible layout that fits modern life, this Altadore gem is move-in ready.

Built in 2011

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250990               |
| Price          | \$1,099,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,052                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2022 37 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2H5           |

**Amenities**

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

**Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s) |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                            |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating         | Central, Natural Gas                                                                                                                       |
| Cooling         | Central Air                                                                                                                                |
| Fireplace       | Yes                                                                                                                                        |
| # of Fireplaces | 1                                                                                                                                          |
| Fireplaces      | Family Room, Gas                                                                                                                           |
| Has Basement    | Yes                                                                                                                                        |
| Basement        | Finished, Full                                                                                                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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