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

MLS® #A2254323

## \$2,950,000

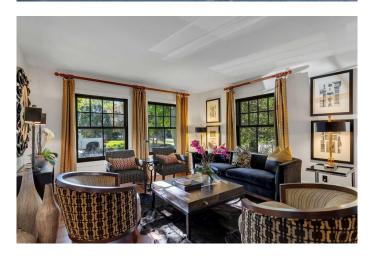
4 Bedroom, 4.00 Bathroom, 3,489 sqft Residential on 0.14 Acres

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 locationâ€"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 exterior is a unique stucco inspired by classic LA and Vancouver homes, the character of this home can be seen from the exterior through to the interior. 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 areaâ€"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 garageâ€"perfect for active households. Upstairs, you'II 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 laundryâ€"offering added space for guests, teens, or family activities.

With two distinct outdoor zones, this home offers not only style and comfort insideâ€"but also rare, functional exterior living that extends your space well beyond the walls. Experience this incredible home in East Elbow Park and book your private showing today!

#### Built in 1943

#### **Essential Information**

MLS® # A2254323 Price \$2,950,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 3,489

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 Built-in Features, Central Vacuum, Closet Organizers, Granite Counters,

High Ceilings, Kitchen Island, See Remarks, Sump Pump(s), Vaulted

Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Garburator, Gas Cooktop, Refrigerator, See

Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator, Double

Oven

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 September 4th, 2025

Days on Market 2

Zoning R-CG

# **Listing Details**

Listing Office Grey Rock Properties

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