

# \$900,000 - 422 37 Street, Calgary

MLS® #A2212953

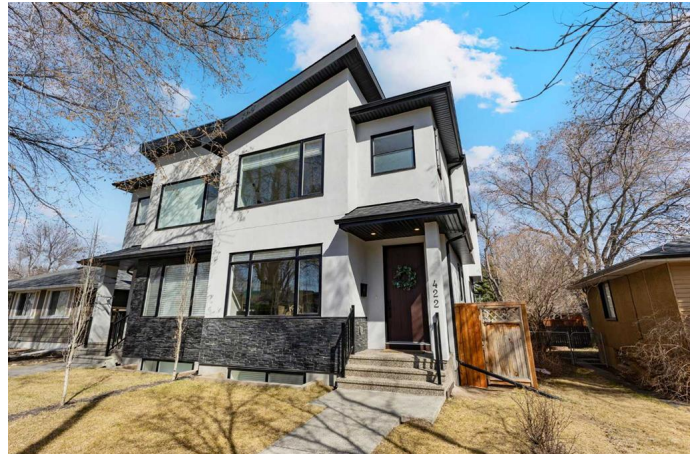
**\$900,000**

4 Bedroom, 4.00 Bathroom, 2,024 sqft

Residential on 0.07 Acres

Spruce Cliff, Calgary, Alberta

**\*\* OPEN HOUSE: CANCELLED \*\*** Welcome to 422 37 Street SW - This beautiful duplex offers over 2900 SQFT of total living space, including the completely finished basement! Located in one of Calgary's most desired neighbourhoods, this convenient inner city property offers easy access to the downtown core via LRT (10 minute walk to Westbrook station) or a short 15 minute direct commute downtown via Bow Trail. The nearby trail systems & pathways lead you to the Bow River, Edworthy dog park, as well as several nearby schools (both private & public). Grocery & shopping mall amenities are just a short 10 minute walk, and Shaganappi golf course is only a 5 minute drive away! The quality of this 2019 build is exceptional, with no expense spared and no corners cut. Featuring a stunning open concept kitchen, including an expansive 14' quartz waterfall island, top-end stainless steel appliances including a 64" Frigidaire refrigerator! The functional floor plan offers a beautiful front dining area flooded with tons of natural sunlight, and a large/ cozy formal family room with a gas fireplace + (2) piece bathroom - making this the perfect space for entertaining friends & family of all sizes. Upstairs you will find two generous sized guest bedrooms - both featuring large walk-in closets + the STUNNING master bedroom which includes a spa inspired (5) piece ensuite oasis with dual vanities, heated floors, a large free-standing soaker tub, a well equipped shower, and



MASSIVE walk in closet. A (4) piece bathroom & laundry room complete this floor. Downstairs you'll find warm luxury carpet, a wet bar, (3) piece bathroom & a third guest bedroom with a large walk-in closet (currently set up as a HOME GYM!) + ample storage space. Other notable features include: central A/C throughout, rough-in's for in slab heat (basement) & central vac throughout, LED lighting, high-end white oak engineered hardwood, custom built-ins throughout, wired for audio/home automation throughout, 9' ceilings throughout & insulated double detached garage with workbench. "YOU DON'T WANT TO MISS THIS ONE" - Reach out today for a showing, it won't last long!

Built in 2019

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212953               |
| Price          | \$900,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,024                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 422 37 Street |
| Subdivision | Spruce Cliff  |
| City        | Calgary       |
| County      | Calgary       |
| Province    | Alberta       |

Postal Code T3C 1R6

## Amenities

Parking Spaces 4

Parking Double Garage Detached, Off Street

# of Garages 2

## Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Storage, Wet Bar, Wired for Sound

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air, Full

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, Front Yard, Lawn

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed April 17th, 2025

Days on Market 13

Zoning R-C2

## Listing Details

Listing Office eXp Realty

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