

**239 37 Avenue SW  
Calgary, Alberta**

**MLS # A2175199**



**\$3,150,000**

<b>Division:</b>	Elbow Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,484 sq.ft.	<b>Age:</b>	1943 (81 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Additional Wall Oven (as is)		

Nestled in the highly sought-after community of East Elbow Park, this home was fully remodeled/expanded + designed by Marvin DeJong in 2006 + offers a perfect blend of luxury + functionality. Boasting an enviable location facing the river, this residence is an ideal sanctuary for families, offering a serene lifestyle while being within walking distance of some of Calgary's top schools including Elbow Park Elementary, Rideau Park + Western Canada High. The Glencoe Club, parks, tennis + skating rinks are also just a short stroll away. Step inside to discover expansive principal rooms + two fabulous outdoor living spaces—perfect for both entertaining + play. The main floor exudes warmth with relaxed living spaces, including a comfy family room that opens onto a large deck and patio, seamlessly connecting indoor + outdoor living. There is also a main-floor den, ideal for those who work from home. All main floor rooms are flexible for varied layout needs. Upstairs, you'll find three spacious bedrooms, including a large primary suite featuring a luxurious ensuite and two walk-in closets - an abundance of space for clothes lovers. The efficient kitchen is well-appointed with ample cabinetry + counter space + island. Convenient mudroom leading to an oversized double attached garage. The lower level adds versatility with a recreation room, an additional bedroom, and a laundry room, making this home as practical as it is stunning. This property is the perfect blend of elegance, comfort, and family-friendly living with two large outdoor spaces, once with elaborate built in BBQ/outdoor kitchen + dining + the other perfect for playing.