

# \$980,000 - 540 37 Street Nw, Calgary

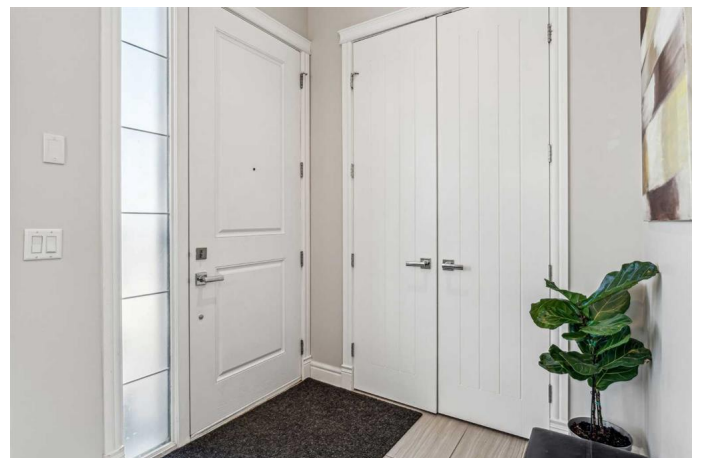
MLS® #A2202002

**\$980,000**

4 Bedroom, 4.00 Bathroom, 1,902 sqft  
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to this grand Semi Detached Inner City Home in the desirable north west neighborhood of Parkdale. Steps to the Bow River and all its pathways, close to the University of Calgary, Foothills Hospital, schools, shopping and easy access just off the Number 1 highway out to the Rocky Mountains. The luxurious main floor is open, warm and inviting. The chefs kitchen has a huge island, ideal for entertaining, gas range, quartz countertops, built in oven and microwave. Front dining room is ideal for those family get togethers. The living room overlooks your back yard and has a stone walled gas fireplace with built ins. Hardwood floors, glass railing, 10 foot ceilings, open riser stairs and two piece powder room round out this exceptional main floor. Upstairs you'll find a primary bedroom fit for a king sized bed, walk in closet and spa like five piece ensuite with soaker tub, large shower and water closet. The basement is fully finished with in floor heat, wet bar area with mini fridge. The recreation room has plenty of space for the kids to play. A fourth bedroom, full bath and plenty of storage complete this well thought out home! Come and see this property today.



Built in 2013

## Essential Information

MLS® #	A2202002
Price	\$980,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,902
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	540 37 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N3B8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Kitchen Island, Quartz Counters, Storage
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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