

**4016 37 Street NW**  
**Calgary, Alberta**

**MLS # A2321910**



**\$789,000**

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	1964 (62 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to this beautifully and completely renovated, turn-key home located in one of Calgary's most desirable and established Northwest communities. No detail has been spared in this extensive, top-to-bottom transformation, seamlessly blending modern elegance with worry-free living. Step inside to an bright, open-concept main floor flooded with natural light. The chef-inspired gourmet kitchen is a true showstopper, boasting sleek modern cabinetry, premium quartz countertops, and a complete suite of BRAND-NEW, high-end stainless steel appliances that have never been used. From the pristine new flooring and fresh paint to the stylish designer lighting fixtures and updated windows, every inch of this home feels brand new. The thoughtful layout offers 4 spacious bedrooms and 2 beautifully upgraded bathrooms featuring contemporary tiling and luxury vanities. The fully finished lower level provides excellent additional living space, perfect for a family media room, home office, or gym. Unbeatable Location: Situated in a premium NW pocket, you are just minutes away from the University of Calgary, CF Market Mall, Foothills Medical Centre, and the Alberta Children's Hospital. Enjoy unparalleled convenience with quick access to top-rated schools, parks, transit/LRT, and major roadways (Crowchild Trail/Stoney Trail) for an easy commute downtown or a quick escape to the mountains. Complete with a private backyard and a Double garage, this home offers the perfect combination of location, luxury, and peace of mind. Why wait for a new build when you can have a fully modernized home in a mature, high-demand neighborhood? Schedule your private viewing today!