

416 37 Avenue NW
Calgary, Alberta

MLS # A2353395

\$750,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,846 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Double Vanity, Kitchen Island		

Inclusions: Air Conditioner

Welcome to Highland Park! Designed for modern living, this beautifully appointed home offers an inviting open-concept main floor, timeless finishes, and a functional layout ideal for professionals, couples, and growing families alike. Soaring 9' ceilings and rich hardwood flooring create an airy, elevated feel throughout the main level. A dedicated front den with double French doors provides the perfect work-from-home space, quiet retreat, or flex room. The spacious kitchen is both stylish and functional, featuring abundant espresso maple cabinetry with crown moulding, a large centre island, marble-look quartz countertops, and a convenient walk-in pantry. The separate dining area offers a defined space for entertaining, while the expansive great room invites you to unwind beside an impressive floor-to-ceiling stone gas fireplace, with a large window framing views of the backyard and deck. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with a walk-in closet and a luxurious, spa-inspired ensuite featuring a large jetted tub, dual sinks, quartz countertops, and a separate tiled shower. A thoughtfully designed upper-floor laundry room with built-in cabinetry and a sink adds everyday convenience. The full, unfinished walkout basement comes roughed-in for future development, offering excellent potential to customize additional living space to suit your needs. Outside, enjoy a fully landscaped yard, deck, newer AC (2024) and double detached garage. Enjoy the best of urban living with room to spread out. A quick 10 minute commute to downtown, Confederation Park, restaurants, shopping, and everyday amenities, this home delivers the perfect balance of space, comfort, and convenience. Book your showing with your favorite agent today! ***See Virtual Tour***