

**4504 37 Avenue SW**  
**Calgary, Alberta**

**MLS # A2292850**



**\$950,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,373 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	2x TV Wall Mounts		

Welcome to this exceptional luxury infill in the desirable inner-city community of Glenbrook, offering over 3,000 sq ft of developed living space with 4 bedrooms and 5 bathrooms on a large corner lot with sunny south and west backyard exposure that fills the home with natural light throughout the day. The open-concept main floor is designed for both everyday living and entertaining. The stunning chef's kitchen features high-end stainless steel appliances including a gas cooktop, extensive contemporary cabinetry, a marble backsplash, and a massive quartz island with waterfall edge and double-thick edge detail. The bright living room overlooks the backyard and is anchored by a sleek linear fireplace, creating a warm and inviting space. Walnut hardwood flooring runs throughout nearly the entire home, including the upper levels and basement living areas. The second floor offers three bedrooms, a full bathroom, convenient laundry, and mountain views. The spacious primary suite features a walk-in closet with built-ins and a spa-inspired ensuite with heated floors, double vanity, glass shower, and deep soaker tub beside a large window that fills the room with natural light. The entire third floor is a standout entertaining space, offering a bright and versatile lounge area complete with a wet bar, beverage fridge, and 2-piece bathroom. Step outside to the private balcony with gas hookup, perfect for relaxing or entertaining. The professionally developed basement includes a large recreation area with built-in wet bar, a fourth bedroom, and a full bathroom, along with in-floor slab heating for year-round comfort. Additional highlights include a double detached garage with 220V outlet for EV charging. Ideally located close to parks, schools, restaurants, and shopping at Westhills and Signal Hill Centre, with quick access to Richmond Road and Sarcee Trail and

approximately an 8-minute commute to downtown Calgary.