

# \$949,900 - 728 37 Street Nw, Calgary

MLS® #A2248305

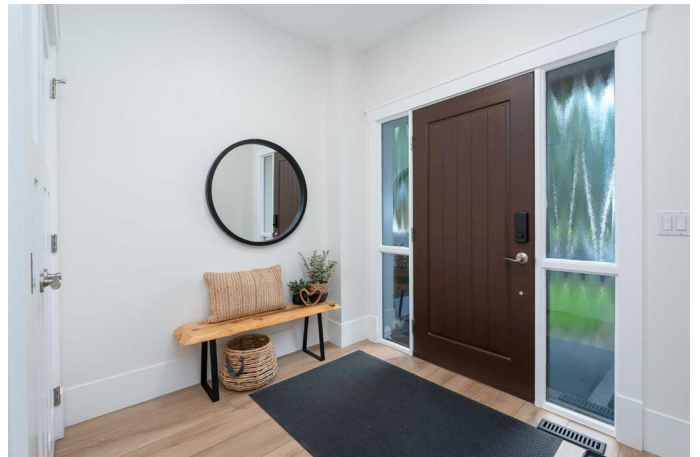
**\$949,900**

4 Bedroom, 4.00 Bathroom, 1,917 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

OPEN HOUSE SATURDAY, AUGUST 16TH FROM 1-4 PM. Beautifully renovated 3+1 bedroom home in the established community of Parkdale, offering over 2800 sq ft of developed living space! The open & airy main level presents vinyl plank flooring & high ceilings, showcasing a lovely, updated kitchen tastefully finished with quartz counter tops & backsplash, refreshed contrasting cabinets, island/eating bar & new stainless steel appliances. A spacious dining area is open to the kitchen with ample space to host family & friends. The living room is the perfect space for gathering & is anchored by a new floor to ceiling fireplace. A private office is tucked away just off the foyer – ideal for a home office setup. A 2 piece powder room with new vanity & tile & a mudroom complete the main level. The second level with new carpeting hosts 3 bedrooms, a 4 piece bath & laundry room complete with cabinets, butcher counter top, sink & new LG combo washer/dryer. The primary bedroom with vaulted ceiling boasts a walk-in closet & private 5 piece ensuite with dual sinks, relaxing soaker tub & separate shower. Basement development includes vinyl plank flooring, a large family/media room, fourth bedroom with closet added & a 4 piece bath with new vanity & rejuvenating steam shower. Other notable features include central air conditioning, fresh paint & new LED lighting throughout. Outside, enjoy the beautifully landscaped front yard & back yard with deck & walkway with Timbertech composite decking,



charming Tojagrid pergola & access to the double detached garage. The location is incredibly convenient, close to picturesque Edworthy Park & Bow River pathways, schools, shopping, public transit plus Foothills & Children's Hospitals.

Built in 2008

### Essential Information

MLS® #	A2248305
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,917
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	728 37 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3B9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers,
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	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Window Coverings, European Washer/Dryer Combination
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

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

## Listing Details

Listing Office	RE/MAX First
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