\$1,785,000 - 230 37 Street Nw, Calgary

MLS® #A2263391

\$1,785,000

6 Bedroom, 5.00 Bathroom, 2,573 sqft Residential on 0.10 Acres

Parkdale, Calgary, Alberta

**Masterpiece of Modern Elegance in Parkdale Nestled just steps from the serene Bow River pathways and the lush beauty of Elbow Park, this exquisite residence offers the perfect balance of nature, luxury, and urban convenience. Ideally situated near the Alberta Children's Hospital, Foothills Hospital, and Market Mall, every essentialâ€"whether shopping, recreation, or emergency careâ€"is mere minutes away. Behind the property, tranquil walking and cycling trails invite you to unwind and reconnect with the outdoors. Set on a generous 45-foot lot in Calgary's highly sought-after inner-city enclave of Parkdale, this stunning stucco home is a showcase of architectural sophistication and exceptional craftsmanship. Spanning over 4,000 sq.ft. of opulent living space, including 2,573sq.ft. above grade, it features five spacious bedrooms and four-and-a-half luxurious baths. From the moment you enter, the home's grandeur is undeniableâ€"beginning with a soaring 19-foot foyer, beautifully tiled floors, and a dramatic open-riser staircase that exudes modern artistry. Expansive windows flood the open-concept interior with natural light, highlighting fine finishes and elegant design details throughout. The main living area is anchored by a sleek gas fireplace, offering both warmth and sophisticationâ€"a perfect setting for relaxed evenings or formal gatherings. The chef-inspired kitchen is a true statement of luxury, boasting a large granite







island with breakfast bar, two-tone custom cabinetry, a built-in wine cooler, and an elite JennAir appliance package. French doors lead seamlessly to an oversized patio, ideal for al fresco dining and entertaining, complete with a rough-in BBQ gas line and integrated sound system. A spacious main-floor office or flex room, along with a refined powder room, completes this impressive level.

The upper floor unveils a private master retreat that redefines comfort and elegance. Featuring a west-facing balcony, a romantic two-sided fireplace, and a spa-worthy ensuite with a freestanding soaker tub, glass-enclosed shower, and bespoke walk-in closet, this suite is designed for pure relaxation. Two additional bedroomsâ€"one with its own ensuiteâ€"plus a stylish full bath provide exceptional accommodation for family or guests. The fully developed lower level extends the home's luxurious living with a vast recreation and media area, two additional bedrooms, and a full bath. A remarkable highlight is the legal basement suite with in-floor heating and a private entrance, offering both comfort and versatilityâ€"ideal for extended family, guests, or potential rental income. Additional features include a central vacuum system, built-in audio throughout all three levels, and advanced exterior security cameras for peace of mind. Every element of this residence has been thoughtfully curated to offer a lifestyle of refined elegance, comfort, and modern sophisticationâ€"all within one of Calgary's most desirable riverside communities.

Built in 2015

Essential Information

MLS® # A2263391 Price \$1,785,000

Bedrooms 6

Bathrooms 5.00 Full Baths 4 Half Baths 1

Square Footage 2,573 Acres 0.10 Year Built 2015

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

Community Information

Address 230 37 Street Nw

Subdivision Parkdale
City Calgary
County Calgary
Province Alberta
Postal Code T2N3B7

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity,

Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s),

Wired for Sound

Appliances Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

Microwave, Range Hood, Refrigerator, Window Coverings, Wine

Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Gas, Living Room, Master Bedroom

Has Basement Yes
Basement Full

Exterior

Exterior Features Balcony, Storage

Lot Description Back Lane, Back Yard, Landscaped, Street Lighting

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 9th, 2025

Days on Market 25

Zoning R-C2

Listing Details

Listing Office CIR Realty

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