

\$779,000 - 2012 37 Avenue Sw, Calgary

MLS® #A2268394

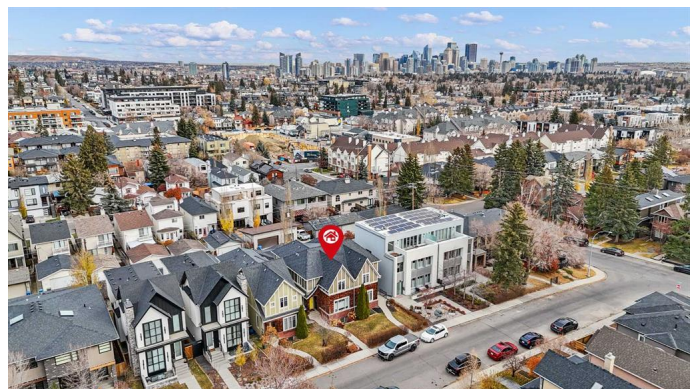
\$779,000

4 Bedroom, 2.00 Bathroom, 1,857 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SAT+SUN. Attention to all builders or tradesmen! Opportunity awaits in the sought-after community of Altadore! Located on one of the neighbourhood's most desirable streets and just a short walk to Marda Loop, this property offers EXCEPTIONAL VIEWS of the Downtown skyline and has incredible potential for those looking to remodel, renovate, or build equity! This detached home features over 2,700 TOTAL sq ft. of living space across three levels, including a WALKOUT BASEMENT, 9 ft. ceilings, and an OPEN-CONCEPT main floor with beautiful flow throughout. The existing layout includes a spacious kitchen with Maple Cabinetry, Granite Countertops, and a large Island that opens to the living and dining areas—perfect for future entertaining and modern updates. Off the kitchen is a spacious Balcony with VIEWS of the Downtown Skyline. Off the main entrance is a flex room that can be transformed into a 5th bedroom and (previous) 2pc bath. The upper level provides a generous Primary Suite with a large walk-in closet and 5pc ensuite Bath, with OUTSTANDING VIEWS of the core, plus two additional bedrooms and a 4pc bath. The lower level Walkout Basement features a family room, a 4th spacious bedroom, flex space, and access to the private, low-maintenance backyard with a double detached garage. Please note: the property is being sold "as is, where is" due to a recent water event. Buyers are advised to



review the Seller’s Defect Disclosure Schedule included in the listing supplements for further details. Whether you’re an investor, builder, or handy buyer seeking a project in one of Calgary’s most desirable inner-city locations, this is your chance to transform a home with great bones, overflowing with potential. Don’t miss this opportunity in Altadore!

Built in 2003

Essential Information

MLS® #	A2268394
Price	\$779,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,857
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2012 37 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2H5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior Features	Bar, Bathroom Rough-in, Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
Appliances	Garage Control(s), Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	11
Zoning	R-C2

Listing Details

Listing Office	eXp Realty
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