

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

MLS® #A2263391

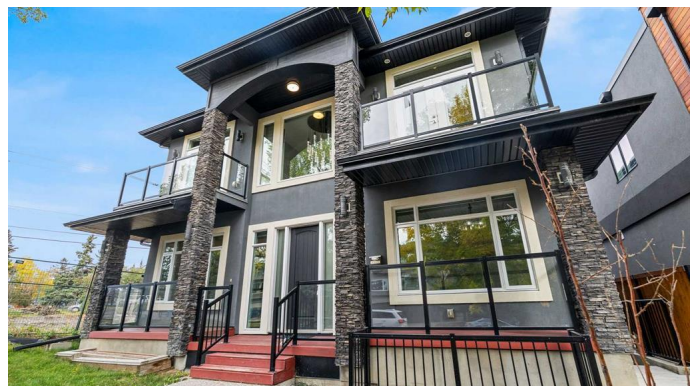
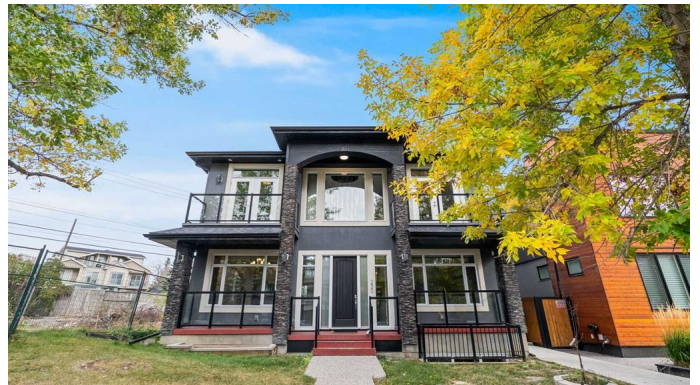
\$1,785,000

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 essential—whether shopping, recreation, or emergency care—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 undeniable—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 sophistication—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 bedrooms—one with its own ensuite—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 versatility—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 sophistication—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 Entry, Suite

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	16
Zoning	R-C2

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.