

239 37 Avenue SW  
 Calgary, Alberta

MLS # A2254323



**\$2,950,000**

|                  |                                                                     |               |                   |
|------------------|---------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Elbow Park                                                          |               |                   |
| <b>Type:</b>     | Residential/House                                                   |               |                   |
| <b>Style:</b>    | 2 Storey                                                            |               |                   |
| <b>Size:</b>     | 3,489 sq.ft.                                                        | <b>Age:</b>   | 1943 (82 yrs old) |
| <b>Beds:</b>     | 4                                                                   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                           |               |                   |
| <b>Lot Feat:</b> | Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks |               |                   |

|                    |                                                                                                                                                                         |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, See Remarks                                                                                                                                                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                                                                                                                                                                  | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | NA                                                                                                                                                                      |                   |      |

Located in the heart of prestigious East Elbow Park, this thoughtfully reimagined home blends timeless architecture with modern family comfort. Originally redesigned and expanded by Marvin DeJong, it offers a rare combination of style, functionality, and location—positioned directly across from the Elbow River and within walking distance of Calgary’s most respected schools, including Elbow Park Elementary, Rideau Park, and Western Canada High. The Glencoe Club, tennis courts, playgrounds, and river pathways are also just steps away. The distinctive stucco exterior, inspired by classic West Coast architecture, sets the tone for what you’ll discover inside: a series of light-filled, elegant living spaces that flow seamlessly from room to room. On the main level, a welcoming family room opens to an expansive deck, while a beautifully landscaped stone patio below features a built-in BBQ, outdoor kitchen, and dining space—perfect for entertaining. A second, more private patio offers additional flexibility for recreation or quiet relaxation. The kitchen is both efficient and inviting, with generous storage, a central island, and easy connection to the home’s living spaces. A dedicated office, flexible formal rooms, and a practical mudroom with direct access to the oversized double garage ensure the home meets the needs of a busy household. Upstairs, three spacious bedrooms include a luxurious primary retreat with dual walk-in closets and a spa-inspired ensuite. The lower level adds a fourth bedroom, recreation room, and laundry, creating a versatile layout that works for families of all sizes. With two distinct outdoor living zones and a location that combines riverfront tranquility with urban convenience, this home offers more than just square footage—it provides a lifestyle. Discover why Elbow Park remains one

of Calgary’s most coveted communities, and experience this remarkable residence for yourself.