

# \$3,075,000 - 239 37 Avenue Sw, Calgary

MLS® #A2225847

**\$3,075,000**

4 Bedroom, 4.00 Bathroom, 3,486 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

Located in the heart of East Elbow Park, this thoughtfully reimagined home blends classic architecture with modern family function. Originally redesigned and expanded by Marvin DeJong in 2006, the property offers a rare combination of style, space, and location—facing the Elbow River and within walking distance to some of Calgary's most respected schools, including Elbow Park Elementary, Rideau Park, and Western Canada High. The Glencoe Club, parks, rinks, and tennis courts are all close by.

The main floor features a series of elegant, light-filled living spaces with excellent flow for both daily living and entertaining. A spacious family room opens onto a large upper deck, creating an effortless transition to outdoor living. Just steps down, a beautifully designed stone patio includes a built-in BBQ, outdoor kitchen, and dining area—ideal for hosting. A second, separate patio space offers flexibility for recreation, play, or quiet relaxation.

The kitchen is efficient and well-appointed, offering generous storage, prep space, and a central island. A dedicated home office and flexible main-floor living areas provide room to work or unwind. The mudroom connects directly to the oversized double attached garage—perfect for active households. Upstairs, you'll find three generous bedrooms, including a spacious primary suite with two walk-in closets and a spa-inspired ensuite. The lower level adds a fourth bedroom, recreation room, and



laundryâ€”offering added space for guests, teens, or family activities.

With two distinct outdoor zones, this home offers not only style and comfort insideâ€”but also rare, functional exterior living that extends your space well beyond the walls.

Built in 1943

**Essential Information**

MLS® #	A2225847
Price	\$3,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,486
Acres	0.14
Year Built	1943
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	239 37 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0V1

**Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Granite Counters,
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	High Ceilings, Kitchen Island, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Double Oven, Garburator, Gas Cooktop, Refrigerator, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, See Remarks
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Built-in Barbecue, Garden, Outdoor Kitchen, Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 29th, 2025
Days on Market	11
Zoning	R-CG

## Listing Details

Listing Office	Grey Rock Properties
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