

\$2,950,000 - 239 37 Avenue Sw, Calgary

MLS® #A2254323

\$2,950,000

4 Bedroom, 4.00 Bathroom, 3,489 sqft

Residential on 0.14 Acres

Elbow Park, Calgary, Alberta

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.

Built in 1943

Essential Information

MLS® #	A2254323
Price	\$2,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,489
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, 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	September 4th, 2025
Days on Market	40
Zoning	R-CG

Listing Details

Listing Office	Grey Rock Properties
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.