

# \$899,900 - 1581 38 Avenue Sw, Calgary

MLS® #A2260743

**\$899,900**

3 Bedroom, 2.00 Bathroom, 1,914 sqft

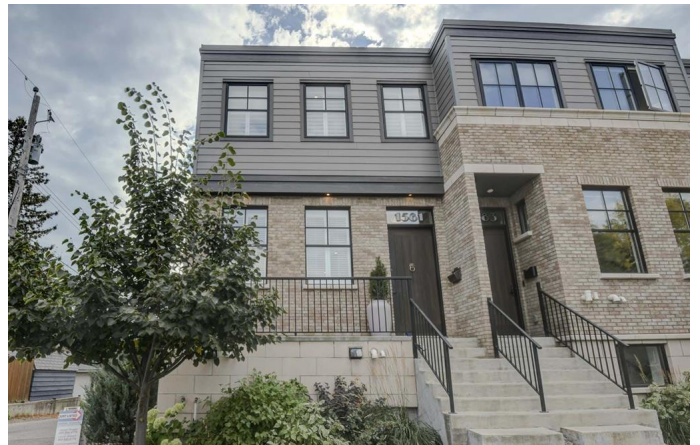
Residential on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SATURDAY 10/18- 1 TO 3:00PM **\*\*Spectacular\*\*** Brownstone Townhome in Altadore S.W. Calgary â€“ 3 Bed, 3 Bath | End Unit | Over 1,900 Sq. Ft. This elegant and rare brownstone offers over 1,900 sq. ft. of refined living across 2 spacious levels, with a third-floor rooftop patio that boasts stunning downtown views. Access your heated double attached garage directly off the back lane. As the end unit with 8 extra windows, this home is flooded with natural light and designed for both luxury and functionality. Located just steps from River Park, Sandy Beach, top-rated schools, shops, and diningâ€”this home delivers the perfect balance of urban living and community charm.

**Main Floor Features:** Bright layout with 10â€™™ ceilings; Wide-plank white oak engineered hardwood flooring; Huge gas fireplace with whitewashed brick surround; Custom 8-ft barn door and hidden kid/pet playroom under the stairs; Modern dual-tone kitchen featuring: 60â€• Electrolux fridge/freezer, Gas stove, range hood, microwave, garburator, and Large walk-in pantry with wood shelving; Quartz countertops, under-cabinet lighting, and extra-tall cabinetry; South-facing deck off the kitchen with motorized awning, artificial turf, and outdoor heater; Fully fenced private yard, unique to this complex; Front patio area.

**Second Floor â€“ Private Living Quarters:** Spacious primary suite with Spa-inspired ensuite featuring double sinks, in-floor heat,



quartz counters, and private water closet; Walk-in closet with window; Two additional large bedrooms; 4-piece main bathroom with upgraded finishes. Third Level – Rooftop Patio Retreat: Access your private rooftop dura-deck patio; Panoramic downtown skyline views—ideal for relaxing or entertaining. Additional Features: Double attached heated garage with mudroom and utility area; Triple pane windows, High-efficiency furnace, central A/C; Water softener & reverse osmosis water filter system; Built-in stereo system on both floors; Solid-core 8-ft interior doors, pot lights, upgraded lighting; High-end window coverings including PVC shutters. This home is part of an exclusive 6-unit complex where no units have ever sold through MLS—a truly rare opportunity. Impeccably maintained and move-in ready, this brownstone home delivers the best of luxury, location, and lifestyle in one of Calgary’s most sought-after communities.

Built in 2018

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260743      |
| Price          | \$899,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,914         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1581 38 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 6W8           |

### **Amenities**

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | None                                                                                    |
| Parking Spaces | 2                                                                                       |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Side, Heated Garage, Oversized |
| # of Garages   | 2                                                                                       |

### **Interior**

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub                            |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Freezer, Garburator, Gas Range, Water Softener |
| Heating           | High Efficiency, Forced Air, In Floor                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                |
| Fireplaces        | Gas, Living Room, Brick Facing                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Partial, Partially Finished                                                                                                                                      |

### **Exterior**

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Awning(s)                |
| Lot Description   | Corner Lot, Low Maintenance Landscape, Few Trees |
| Roof              | Flat                                             |
| Construction      | Brick, Composite Siding, Wood Frame              |
| Foundation        | Poured Concrete                                  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 19                |
| Zoning         | MC-2              |

Listing Details

Listing Office                  Royal LePage Benchmark

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