

\$849,900 - 1581 38 Avenue Sw, Calgary

MLS® #A2260743

\$849,900

3 Bedroom, 2.00 Bathroom, 1,914 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 2ND 2-3:45:PM

PRICE ADJUSTMENT-TODAY- \$50K NEW

PRICE-\$849,900.00 ****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;

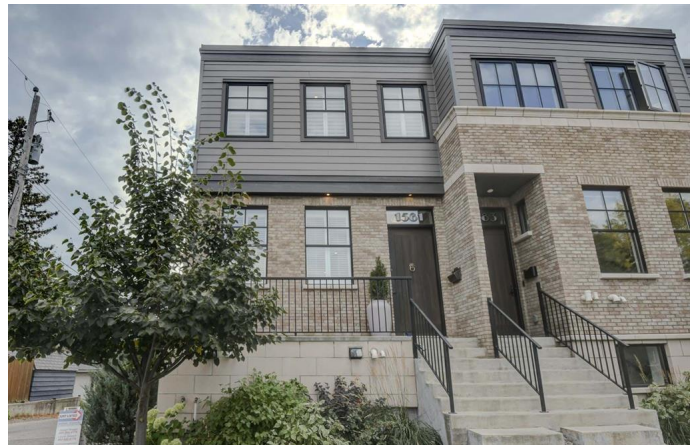
South-facing deck off the kitchen with

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	\$849,900
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, Freezer, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	In Floor, Forced Air, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room
Has Basement	Yes
Basement	Partial

Exterior

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

Additional Information

Date Listed	October 1st, 2025
Days on Market	34
Zoning	MC-2

Listing Details

Listing Office Royal LePage Benchmark

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