\$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

\$50K NEW PRICE-\$849,900.00 N0V/02 **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 10' 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: 60― 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 â€" Rooftop Patio Retreat: Access your private rooftop dura-deck patio; Panoramic downtown skyline viewsâ€"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 MLSâ€"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, Heated Garage,

Oversized, Garage Faces Side

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, Microwave, Range Hood,

Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator,

Gas Range, Water Softener

Heating In Floor, Forced Air, High Efficiency

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Brick Facing

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 35
Zoning MC-2

Listing Details

Listing Office Royal LePage Benchmark

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