

# \$1,199,900 - 2037 44 Avenue Sw, Calgary

MLS® #A2219367

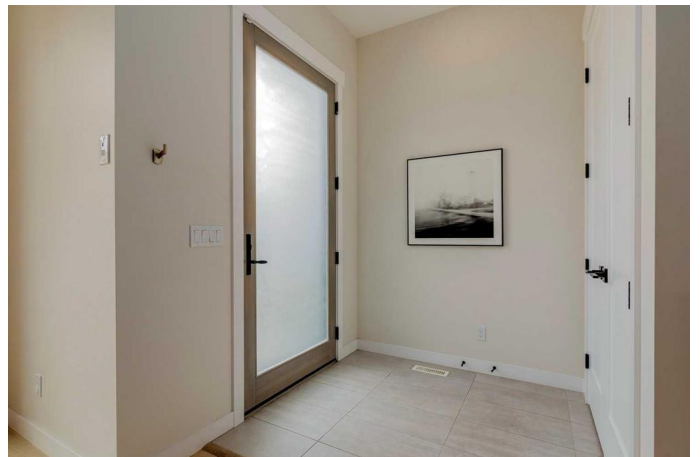
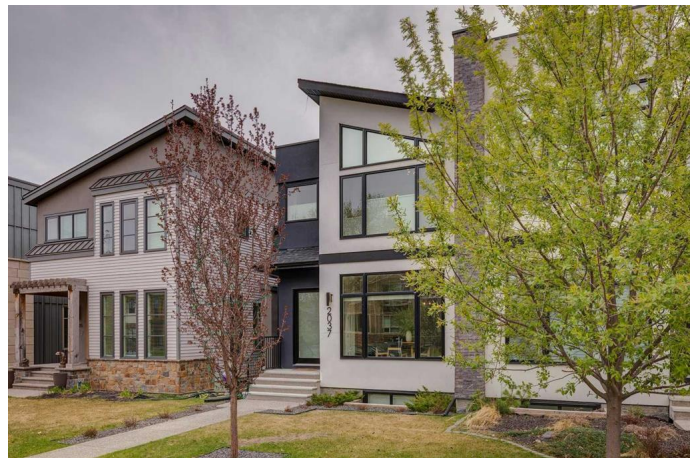
**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

\*Open house Saturday May 10 2:30-4 pm. Offers will be reviewed on Sunday May 11 at 10 am.\* Stylish urban living in this contemporary attached home offering 1,998 sq ft of thoughtfully designed space. The open concept main floor features soaring 10-foot ceilings, wide plank white oak engineered hardwood flooring+ large windows. The chef's kitchen is a standout with Caesarstone countertops, a massive island, professional stainless steel appliances including a newer microwave + ample cabinetry for storage. A spacious dining area is perfect for both casual meals + entertaining. At the rear of the home, the inviting great room centers around a sleek gas ribbon fireplace + opens to a beautifully landscaped backyard. An elegant open riser staircase leads to the upper level, where you'll find three generously sized bedrooms, a convenient laundry room, a 4-piece bath + a stunning primary retreat with soaring ceilings, a roomy walk-in closet + a spa-like ensuite featuring heated floors, dual vanities, a freestanding soaker tub + steam shower. The fully developed lower level expands your living space with a large family room, wet bar, wine room, fourth bedroom + full bath. Roughed-in under slab heating adds future comfort. Enjoy sunny afternoons in the south-facing backyard complete with a spacious deck, green space + planters. The double garage features practical stonewall shelving for storage. Additional highlights include built-in speakers, air



conditioning + a fantastic location just minutes from Marda Loop, parks + all amenities. This home perfectly balances luxury, comfort + convenience – don’t miss it.

Built in 2017

**Essential Information**

MLS® #	A2219367
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2037 44 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

	Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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