

\$900,000 - 2016 42 Avenue Sw, Calgary

MLS® #A2084113

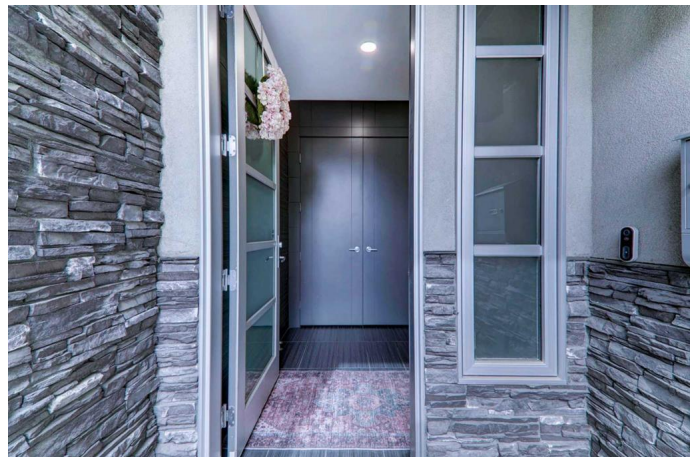
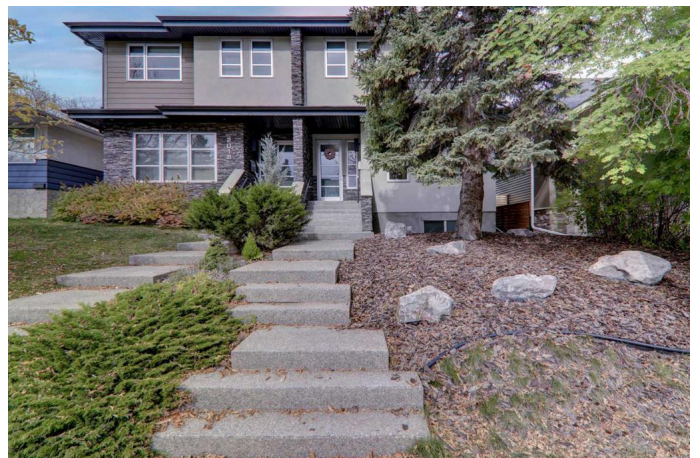
\$900,000

4 Bedroom, 4.00 Bathroom, 1,837 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Prepare to be captivated by this stunning semi detached home in Altadore! Beautifully maintained, this 4 Bedroom, 3.5 Bath home is a harmonious blend of contemporary design and practical living. The impressive outdoor curb appeal extends into the entrance which welcomes you with sleek floor-to-ceiling tile accents and an interior that exudes a bright and inviting atmosphere. The main floor is an epitome of style and functionality, featuring a front living room complemented by a charming decorative fireplace, and a versatile office space equipped with built-in shelving - ideal for work or relaxation. The kitchen is the truly the heart of this home and designed to be the perfect gathering space for enjoying family time or entertaining guests. With two-toned countertops, a captivating waterfall island illuminated by pendant lights, built in bar fridge, and top-of-the-line stainless steel appliances, including a gas stove, it's a chef's dream come true. White cabinetry with undermount lighting adds a touch of elegance, and a convenient walk-in pantry ensures you have everything you need within arm's reach. The adjacent dining room, bathed in natural light, offers easy access to the backyard, making it the perfect place to entertain or unwind. Upstairs, you'll find the generously sized primary suite, a haven of tranquility featuring a sitting area and an incredible walk-in closet thoughtfully designed with custom built-ins and cabinet island. The ensuite bathroom is a true spa sanctuary,



complete with a dual vanity and a luxurious soaker tub, providing a daily escape in the comfort of your home. Two additional bedrooms and a lovely 4-piece main bath provide plenty of space for family or guests, and the upstairs laundry room adds practicality to your daily routine. The fully developed basement extends the living space, offering a large recreation room with a gas fireplace and an impressive mantle, perfect for cozy gatherings. A fourth bedroom with a walk-in closet and a 4-piece bathroom are ideal for guests or growing teenagers. Ample storage space ensures you have room for all your belongings. The low-maintenance backyard is your private oasis, inviting you to relax and enjoy outdoor living. It opens to a spacious landscaped yard and leads to the detached double garage. Located in the heart of Altadore, this home is surrounded by excellent schools, parks, shopping, and all the amenities this vibrant community has to offer. Plus, quick access to major routes ensures you can reach your destinations with ease. Don't miss the opportunity to make this Altadore gem your own. Check out the virtual tour to see all the amazing features. Please note household furniture and items are for sale. See attached pricing list.

Built in 2011

Essential Information

MLS® #	A2084113
Price	\$900,000
Sold Price	\$895,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,837
Acres	0.07

Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2016 42 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2M7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 29th, 2023
Date Sold	October 30th, 2023
Days on Market	31
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX LANDAN REAL ESTATE
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