

\$1,399,900 - 1914 45 Avenue Sw, Calgary

MLS® #A2089280

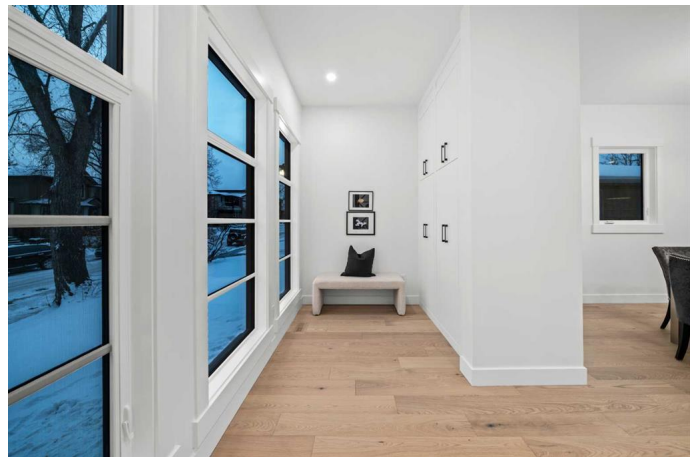
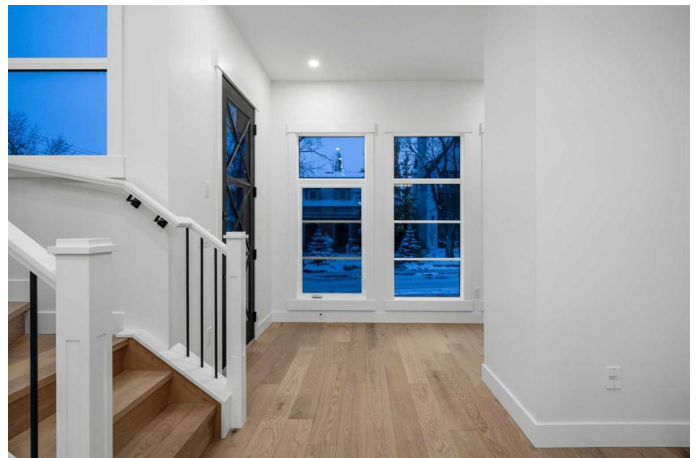
\$1,399,900

4 Bedroom, 4.00 Bathroom, 2,163 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

****OPEN HOUSE SATURDAY MARCH 23rd
CANCELLED**** BRAND NEW,
MOVE-IN READY and LUXURIOUS
DETACHED home! Built by the prominent
inner-city builder Chandan Homes known for
their meticulous craftsmanship and attention to
detail. Ideally located on a HUGE 26.6â€™TM
LOT ON A QUIET, NON-THOROUGH FARE
STREET just 1 block away from a park. Then
come home to a beautifully designed home
that seamlessly combines style with function.
Outstanding curb appeal with gorgeous
CLASSIC BRICK EXTERIOR creates a
showstopping first impression. This elegant
and contemporary home impresses upon entry
with WIDE PLANK HARDWOOD FLOORING,
DESIGNER LIGHTING, SOARING 10â€™TM
CEILINGS and HIGH-END FINISHES. The
custom GOURMET KITCHEN encourages
culinary creativity featuring a HIGH-END
STAINLESS STEEL APPLIANCE PACKAGE,
FULL-HEIGHT CABINETS, STONE
COUTERTOPS and a MASSIVE
WATERFALL EDGE ISLAND with seating. Put
your feet up and relax in the full-width, casually
elegant living room in front of the FLOOR TO
CEILING TILE ENCASED FIREPLACE
FLANKED BY BUILT-INS while GRAND
12â€™TM CEILINGS add to the airy ambience.
OVERSIZED PATIO SLIDERS lead to the
back patio encouraging a seamless
indoor/outdoor lifestyle. A handy mud room
with built-ins and a privately tucked away
powder room complete the main level. Those



beautiful hardwood floors are continued up the stairs and throughout the upper level. The spacious primary bedroom is a lavish escape boasting a treelined street views, a huge WALK-IN CLOSET and an OPULENT ENSUITE with DUAL SINKS, A DEEP SOAKER TUB, AN OVERSIZED SHOWER and indulgent IN-FLOOR HEATING. Both additional bedrooms (one with a walk-in closet) on this level are bright and generously sized sharing the 5-piece main bathroom. Laundry is also conveniently located on this level as is a handy tech desk in the hallway providing a great homework or email catchup space. Gather in the rec room in the FINISHED BASEMENT for movies and games in front of the BUILT-IN MEDIA CENTRE then refill your drink or grab a snack at the WET BAR. A separate flex room creates an open gym or home office. In-floor heating adds to your comfort. Also on this level is a 4th bedroom and another stylish bathroom. The FULL-WIDTH REAR DECK hosts summer barbeques, early morning coffees and endless unwinding time in the landscaped yard that is PRIVATELY FENCED and nestled behind the DOUBLE DETACHED GARAGE. 8â€™™ garage door accommodates large trucks and leads to a paved back lane. Ideally located just a few blocks to the Altadore School and Sandy Beach Park that runs along the tranquil Elbow River. Also close by are the multitude of amenities, restaurants and shops throughout trendy Marda Loop. This sophisticated new build has been meticulously constructed and exceptionally well planned out to include every modern luxury plus an unbeatable location in the heart of trendy Altadore!

Built in 2023

Essential Information

MLS® #

A2089280

Price	\$1,399,900
Sold Price	\$1,390,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,163
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1914 45 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Paved

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	In Floor, Electric, Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Paved, Rectangular Lot
Roof Asphalt Shingle
Construction Brick, Composite Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed October 27th, 2023
Date Sold April 8th, 2024
Days on Market 164
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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