

# \$1,995,000 - 1929 45 Avenue Sw, Calgary

MLS® #A2089851

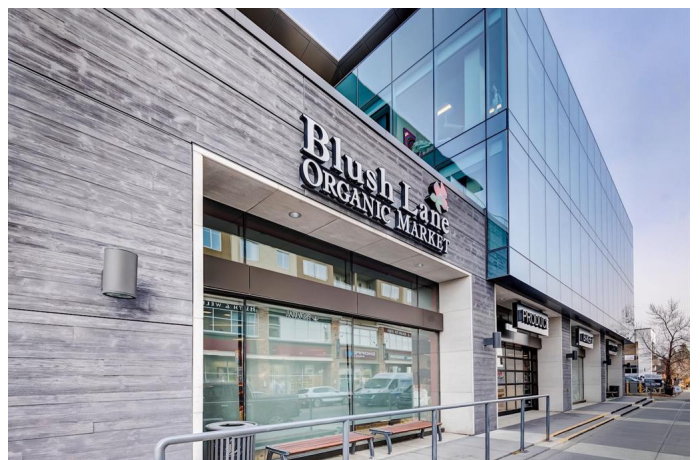
**\$1,995,000**

4 Bedroom, 4.00 Bathroom, 2,824 sqft

Residential on 0.10 Acres

Altadore, Calgary, Alberta

Opulent & meticulously detailed, this incredible showpiece brings in soft south exposed lighting into a custom crafted estate. Sweeping 10ft ceilings, floor to ceiling windows, wide plank hardwood floors, glass rail wall, designer fixtures, remote blinds, and eye catching architectural details make this home truly exquisite. Step up to a timelessly elegant brick detailed exterior and welcome yourself into the homes' stunning foyer. An executive office space occupies the front of the home and can be highlighted by the warmth of a wooden plank ceiling and wall of windows. From there the main level features a stunning open floor plan captivated by a floating staircase, flawless kitchen and elevated living room completed with a stone surround gas fireplace and patio doors that perfectly connect to bring the entertaining outside. Prepare exquisite meals in a kitchen that combines both functionality and beauty. Boasting top of the line Sub Zero, Wolf and Bosch appliance package, solid wood cabinetry, waterfall quartz counters, under cabinet lighting, hexagon glazed tile backsplash, industrial style hood fan, walk-in pantry with coffee station and spice cabinet, and a massive island which is a must for entertaining. Adjacent to this space is a casually elegant dining room ideal for family dinners or large gatherings. Upstairs you'll find a massive retreat like no other, featuring an intimate bedroom with elaborate tray ceiling detail, bright windows with blackout blinds, double vanity plus makeup station, free



standing soaker tub, tile surround steam shower, access to the fully equipped laundry room & a closet that will be the envy of all your friends. You'll find two additional bedrooms that have their own spacious closets & share an elegant 4-piece bathroom. The lower level is a haven for entertainment with a built-in wet bar in the recreation room and offers a space for a home gym, a generous 4th bedroom, full bathroom, and a storage/craft room. The yard is meticulously maintained with perennials, aggregate walkways and patio, duradek and turf, and offers an oversized garage that is fully complete with epoxy flooring and additional space for storage. This is an exceptional opportunity to own a home that seamlessly combines luxurious living, functionality, and high-end design in a highly sought-after location near ample amenities, steps to trendy Marda Loop, and is within close proximity to many great schools and parks. We invite you into this luxurious estate before it is too late!

Built in 2015

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2089851    |
| Price          | \$1,995,000 |
| Sold Price     | \$2,000,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,824       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1929 45 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 2P4           |

## Amenities

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Parking Spaces | 2                                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversized |

## Interior

|                   |                                                                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                           |
| Cooling           | Central Air                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                                                 |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                                                    |

## Exterior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                         |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Street Lighting, Private, Rectangular Lot |
| Roof              | Asphalt                                                                                                              |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding                                                                               |
| Foundation        | Poured Concrete                                                                                                      |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2023 |
| Date Sold      | October 30th, 2023 |
| Days on Market | 4                  |
| Zoning         | R-C2               |

HOA Fees                    0.00

**Listing Details**

Listing Office                RE/MAX REAL ESTATE (CENTRAL)

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