

\$1,399,000 - 1912 45 Avenue Sw, Calgary

MLS® #A2107661

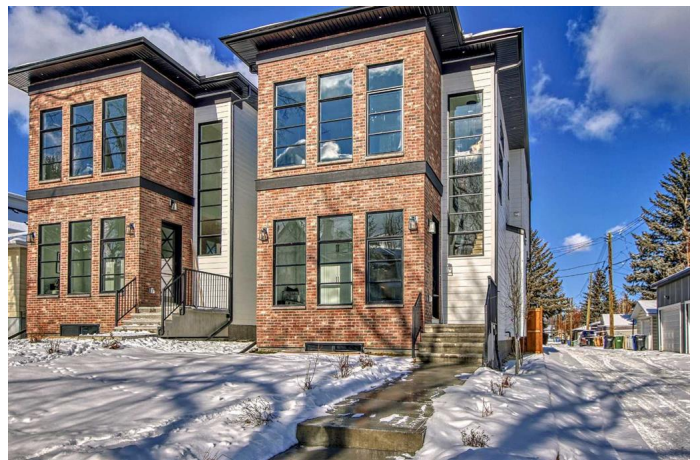
\$1,399,000

4 Bedroom, 4.00 Bathroom, 2,090 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

**** OPEN HOUSE: Thursday, Apr. 25th 1-4pm and Friday, Apr. 26th 1-4pm **** Featuring extra wide Luxurious detached home situated on a spacious 26.4' lot in the Altadore neighborhood, just a 5-minute walk from Green Park. This 2-story home boasts a stunning brick exterior, high-end finishes, an open floor concept plan, and numerous upgrades. Upon entering, you are greeted by a bright dining area with expansive windows that flood the space with natural light. Continuing into the beautifully designed Gourmet Kitchen, you'll find stainless steel appliances, Quartz Countertops, a full sized eat-in island, full-height cabinets, and carefully selected backsplash. The main floor features wide-planked engineered hardwood flooring, designer lighting, 10 ft ceilings, and an elegant living room with a gas fireplace and double sliding doors leading to the patio. Additionally, a mudroom with built-ins and a two-piece bathroom complete the main floor. Moving to the upper floor, you'll find the primary bedroom with large windows, a walk-in closet, and a spa-like ensuite with dual Vanity, soaker tub, Rainfall head walk-in shower, and in-floor heating. Two additional bedrooms with closets, a full bathroom, built-in desk, and a complete laundry room with quartz countertops and beautiful tile flooring round out the upper floor. The finished basement includes a rec room, wet bar, gym/home office, full bathroom, and an additional bedroom. Outside, you can enjoy the full-width rear deck, landscaped yard, and



double detached garage.

Ideally located near schools, parks, amenities, and trendy Marda Loop, this home offers the perfect combination of luxury and convenience.

Built in 2023

Essential Information

MLS® #	A2107661
Price	\$1,399,000
Sold Price	\$1,399,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,090
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1912 45 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T2P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Oven, Range Hood, Refrigerator
Heating	In Floor Roughed-In, Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Street Lighting, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	April 29th, 2024
Days on Market	75
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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