

\$1,750,000 - 2029 46 Avenue Sw, Calgary

MLS® #A2109983

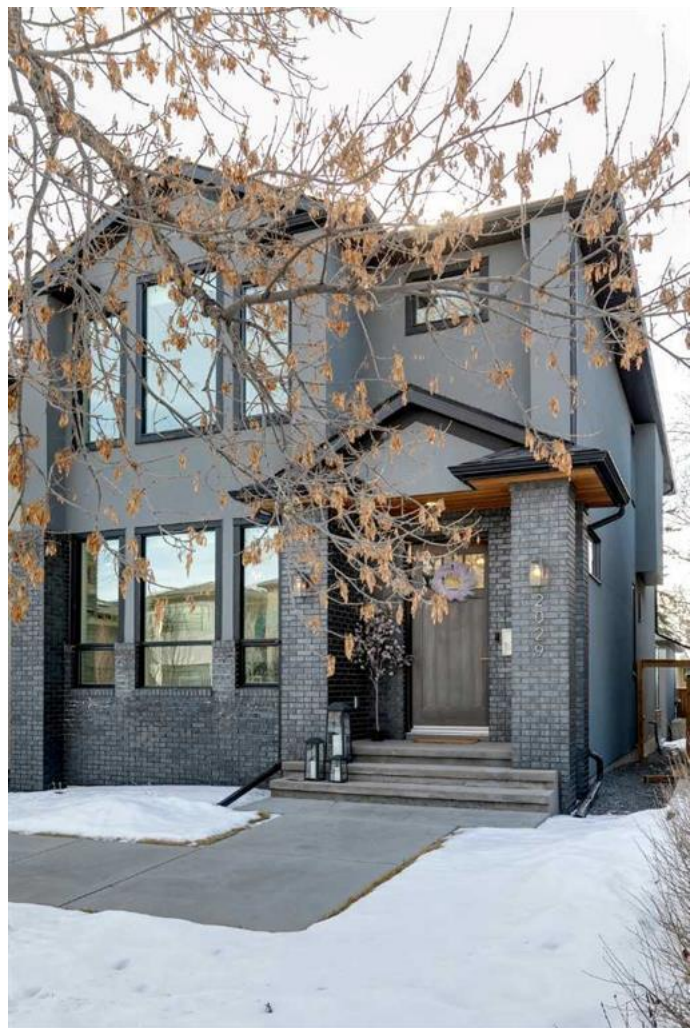
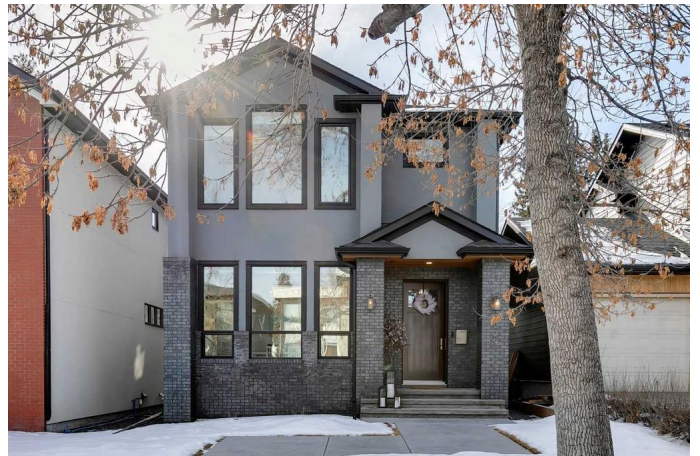
\$1,750,000

4 Bedroom, 4.00 Bathroom, 2,470 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

This incredible home is ideally located in the heart of Altadore, the Marda loop district, Sandy Beach Park and off leash area, with a plethora of schools and amenities, the Elbow River & 5 min to DT and easy access out of town. Quality craftsmanship & attention to detail are evident the moment you step foot inside this elegant home boasting oak hardwood flooring, designer lightings, built-in speakers, soaring ceilings & premium finishes. Show off your culinary prowess in the custom, gourmet kitchen featuring Sub Zero, Wolf, and Miele appliances with full-height cabinets, stone countertops and large center island perfect for entertaining. The living room invites relaxation in front of the marble clad gas fireplace. An abundance of natural light filters in through the wall of glass that leads to the back patio promoting a carefree indoor/outdoor lifestyle. Store away jackets, shoes & seasonal items in the handy mudroom with built-in lockers. To the left of the front entrance, french doors open to a bright and welcoming den and perfect workspace. The upper level features 2 large bedrooms with their own walk in closets and a shared jack and jill washroom. The primary bedroom with its vaulted ceiling and large windows, spa like en-suite with steam shower and soaker tub is a truly luxurious retreat. The custom walk-in closet ensures plenty of storage for even the most extensive wardrobe. The lower level includes a massive family room with built-in bar, exercise room with rubber floor and wall to



wall mirrors, 4th bedroom and 3 piece bathroom. Convene in the rec room in the finished basement for movies & games then refill your drink or grab a snack at the bar. The expansive, full-width deck in the sunny south facing backyard encourages summer barbeques, peaceful coffees & easy entertaining. The alley will be paved in the spring reducing the dirt in the over-sized and over-height garage that has plenty of room for storage space and your vehicles. The irrigation system means you can take holidays and not worry about watering your lawn. A must see. Book your showing today!

Built in 2018

Essential Information

MLS® #	A2109983
Price	\$1,750,000
Sold Price	\$1,750,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,470
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2029 46 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, Closet Organizer, Ceilings, Kitchen Island, No Floorplan, Pantry, Quartz Countertops
Appliances	Bar Fridge, Built-In Gas Range, Garage Control(s), Humidifier, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	February 23rd, 2024
Date Sold	February 28th, 2024
Days on Market	5
Zoning	R-c2
HOA Fees	0.00

Listing Details

Listing Office	Charles
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