

\$1,809,000 - 2019 44 Avenue Sw, Calgary

MLS® #A2111922

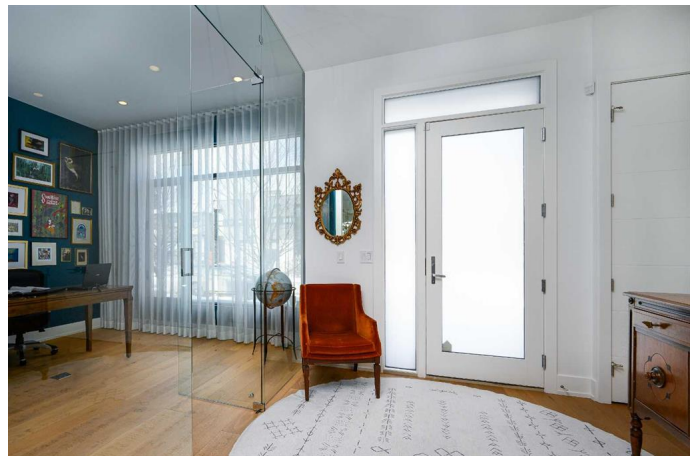
\$1,809,000

4 Bedroom, 4.00 Bathroom, 2,621 sqft

Residential on 0.09 Acres

Altadore, Calgary, Alberta

Welcome to this stunning home in the heart of Altadore! Filled with light from the large floor to ceiling windows this beautiful home welcomes you with a large and inviting entrance. The glass enclosed main floor office/den space is perfect for working from home. The modern, well appointed kitchen with its large quartz island is an entertainer's dream; featuring stainless steel Miele appliances and loads of cabinetry. Just off of the kitchen you will find the spacious dining room as well as the lovely living room space with a gas fireplace to cozy up to. Your heated and insulated double garage plus landscaped backyard with large pergola, yard lighting and fire pit area are easily accessed through the patio doors. Completing the main floor is a two piece powder room plus a large tiled mudroom with plenty of built-in storage cabinets. The upper level is reached by ascending the open wood and glass staircase. Here, you will find a cozy bonus room, 2 bedrooms plus the spacious primary suite featuring a stunning 5 piece ensuite including heated tile flooring and large steam shower. The upper floor is complete with a five piece main bath and large tiled laundry room. In the lower level, you are greeted by a wet bar and an amazing glassed in wine cellar. There is also a very comfortable family room area plus glassed in home gym, a fourth bedroom and 4 piece bath. This home includes additional features such as in floor heat in the lower level, central air conditioning, fully landscaped yard including sprinkler



system, central vac and irrigated cedar planter box beside the fire pit area. Included in addition to the standard appliances are 3 of the TV's and gas BBQ. Close to playgrounds, schools, shopping and downtown, this home is sure to be the one for you.

Built in 2016

Essential Information

MLS® #	A2111922
Price	\$1,809,000
Sold Price	\$1,809,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,621
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2019 44 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Skylight(s), Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 14th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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