

\$1,375,000 - 2044 41 Avenue Sw, Calgary

MLS® #A2113440

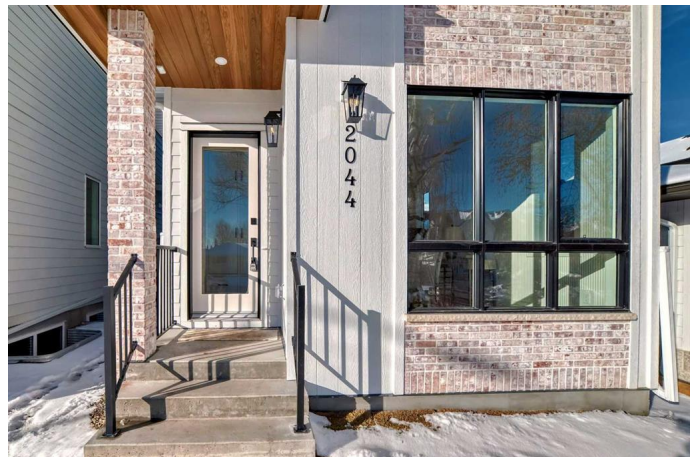
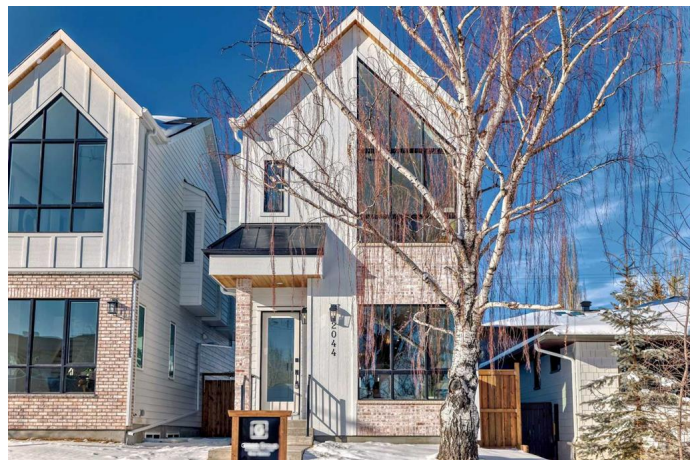
\$1,375,000

4 Bedroom, 4.00 Bathroom, 2,025 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

**** OPEN HOUSE: Friday May17th 1-4pm, Saturday May 18th 11-1pm **** Welcome to this stunning house built by Prominent builder Palatial Homes Inc, nestled in the desirable neighbourhood of Altadore. This property offers a perfect blend of contemporary design and functional living spaces. The main floor features 10 ft ceiling and an open concept floor plan with a bright dining area and gourmet kitchen boasting a full-size island, Fisher and Paykel Stainless Steel appliances, floor to ceiling cabinetry and Quartz countertops. The cozy living room includes a Gas fireplace and double patio doors with tons of natural light complemented by a Mud room with built-ins and 2 Piece bathroom. Upstairs, you'll find the luxurious primary suite with Vaulted ceilings, complete with a walk-in closet and spa-like ensuite bathroom featuring a soaker tub, dual Vanity, and walk-in shower with Rainfall showerhead. Additionally, a spacious laundry room, a 4 piece bathroom and 2 more large bedrooms, one with walk-in closet, complete the upstairs floor. The finished basement features 9' foot ceilings, a rec room with Wet bar and wine rack, the 4th bedroom, and a full bathroom, along with a Utility Room! This home is filled with fully upgraded finishes throughout including hardwood flooring, designer cabinetry, stone countertops, and upgraded appliances. A full width back deck and Double Car garage completes the exterior of this house! With Schools, parks, playgrounds and



restaurants at walking distance, this house is a perfect opportunity for a family. Book you Showing today!

Built in 2023

Essential Information

MLS® #	A2113440
Price	\$1,375,000
Sold Price	\$1,375,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,025
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2044 41 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2M1

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, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	May 30th, 2024
Days on Market	83
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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