

\$1,000,000 - 2042 46 Avenue Sw, Calgary

MLS® #A2123503

\$1,000,000

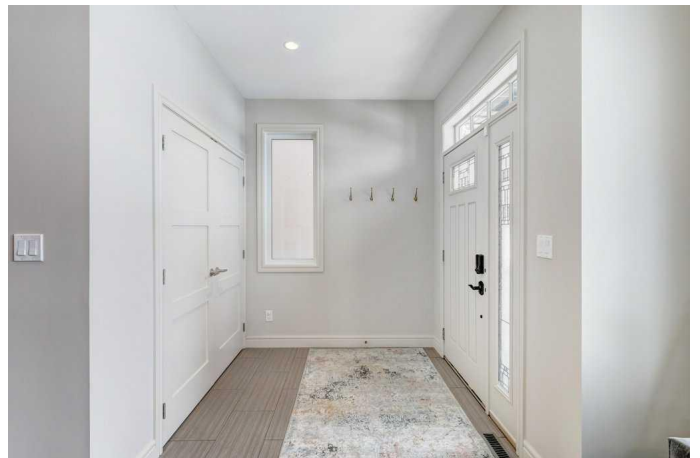
4 Bedroom, 4.00 Bathroom, 1,940 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Why buy attached when you can have your own 4 walls?!

This exceptional fully detached family home is perfectly located in the heart of Altadore on a larger than average lot on a very quiet and wide residential street. The front door opens up to a spacious foyer leading into the formal living area complete with real hardwood floors, custom built in shelving and an alcove over a beautiful gas fireplace with glass mosaic surround. The living room leads to an one dining area with stunning tall tray ceilings and a mini bar area that is perfect for entertaining. The entire main floor is flooded with natural light which showcases the crisp white kitchen with a large centre island. This functional kitchen is located at the back of the house with a large bay window overlooking the backyard. Features include quartz countertops, a large walk in pantry and upgraded stainless steel appliances including a gas range and built-in oven and microwave. Just off the kitchen is the rear mudroom complete with built in shelving, hooks and organization. The 2 piece bathroom is privately located on the separate landing two steps down from the main living area. Moving upstairs you will notice the sleek, contemporary railings and light pouring in from 2 large skylights above the staircase and upper floor. The enormous master suite is perfectly situated on the sunny south side of the home and has plenty of room for your king size bed and has a walk-in closet with custom organizers. The master bath is complete with



dual vanities, a large glass walk-in shower and luxurious jetted tub. The upper level has two more large bedrooms, a 4 piece bathroom and a conveniently located upper dedicated upper level laundry room. The basement has been professionally developed with a cozy family room and recreation area all surrounding a stunning, modern fireplace. There is plenty of storage including custom built in cabinets and shelves that are perfect for packing away your seasonal equipment and holiday decorations. The basement is complete with a generous fourth bedroom and 4 piece bathroom tucked away and perfect for your guests. The backyard has a large and private aggregate patio and natural gas hook up for your barbecue. The detached double garage leads to a paved alley and has been professionally upgraded with epoxy floors, slat wall organization system and electric heaters. This property has been freshly painted throughout and lovingly maintained with a new roof and furnace in 2023 and Central AC installed in 2014. This home is conveniently located with quick proximity to downtown, transit and schools. The trendy Marda Loop shopping area, North Glenmore and Sandy Beach Parks are all just a short walk away. This property has incredible value and represents an excellent opportunity to get into a detached home in one of Calgary's most highly sought after neighbourhoods. Check out the virtual tour and book your in person viewing before it is gone!

Built in 2010

Essential Information

MLS® #	A2123503
Price	\$1,000,000
Sold Price	\$1,075,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,940
Acres	0.08
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2042 46 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2R9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Bar, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Stone Counters, Storage, Tray Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
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Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 26th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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