

\$949,900 - 1721 44 Avenue Sw, Calgary

MLS® #A2124607

\$949,900

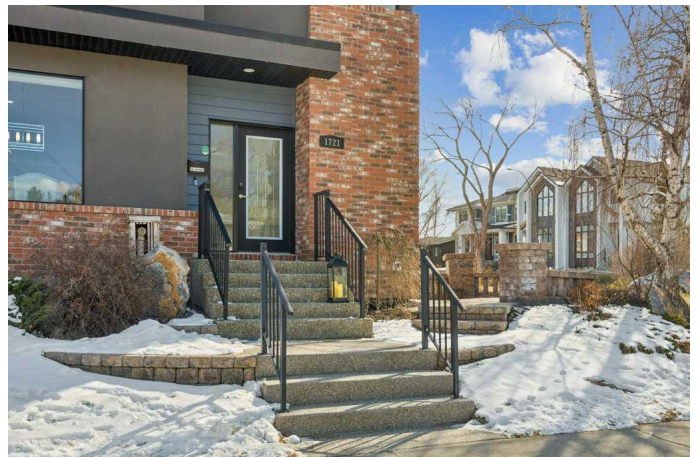
4 Bedroom, 4.00 Bathroom, 1,969 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to Altadore, where luxury meets comfort in this exquisite 4-bedroom home! Step inside to find natural light beaming in from all the windows on this corner lot.

Hardwood flooring throughout the main floor, creating a warm and inviting atmosphere. The living room features a cozy gas fireplace, perfect for relaxing evenings in. Indulge your inner chef in the gourmet kitchen, complete with quartz countertops, stainless steel appliances including a gas range and built-in microwave, and ample storage space for all your culinary needs. Ascend the curved staircase to the upper level, where three spacious bedrooms await. The primary suite is a true retreat, boasting a two-way gas fireplace that adds ambiance to both the bedroom and the spa-like ensuite. Pamper yourself in the ensuite's luxurious features, including a double vanity, walk-in shower unit, and soaker tub. Two additional bedrooms on this level share a well-appointed 4-piece bathroom, and a convenient laundry room completes this floor. Descend to the fully finished basement, where entertainment awaits! Host gatherings in the expansive rec room, equipped in-floor heating for cozy nights in. A wet bar adds convenience for serving up refreshments, while a generous bedroom and a 3-piece bathroom with walk-in steam shower provide comfort and privacy for guests or family members. The main floor, basement and primary suite and ensuite feature wired in speakers! Central Air-Conditioning as well! Outside, the



entertainment continues with a deck perfect for hosting barbecues and gatherings, while minimal landscaping ensures easy maintenance, plus an irrigation system. The detached garage offers space for two vehicles or additional storage, adding practicality to this exceptional home. Located in the heart of the city, Altadore is home to both young families and established executives. Close to vibrant Marda Loop, where you will find every amenity you could need. Less than a 10 minute walk to Sandy Beach and the off-leash park! Close to schools, with easy access to any growing family. Experience the epitome of luxury living in Altadore with this stunning duplex. Don't miss your chance to make this dream home yours!

Built in 2010

Essential Information

MLS® #	A2124607
Price	\$949,900
Sold Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,969
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1721 44 Avenue Sw
Subdivision	Altadore
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 5M4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
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Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
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Heating	In Floor, Forced Air
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	2
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Fireplaces	Double Sided, Gas, Living Room, Master Bedroom
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Has Basement	Yes
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Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard, Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Aluminum Siding, Brick, Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	April 19th, 2024
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Date Sold	April 30th, 2024
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Days on Market	11
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Zoning	R-C2
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HOA Fees	0.00
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Listing Details

Listing Office	RE/MAX iRealty Innovations
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