

\$1,495,000 - 2006 43 Avenue Sw, Calgary

MLS® #A2125190

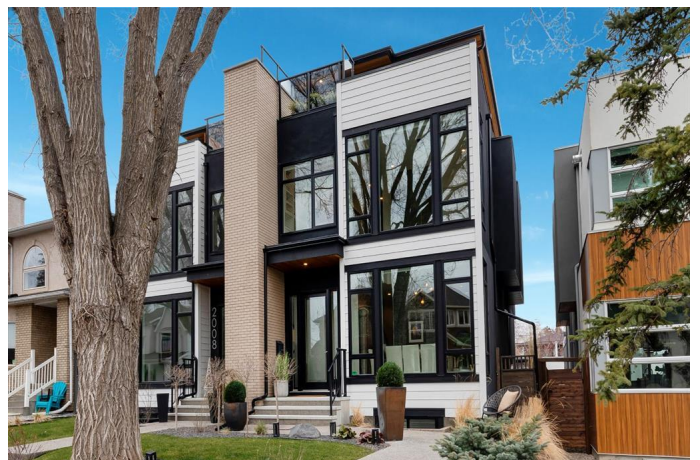
\$1,495,000

4 Bedroom, 5.00 Bathroom, 2,429 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this stunning, extremely well-cared for, and fully upgraded 4 bedroom, 4.5 bathroom, 3-storey family home with 2429 sq ft above grade and a total of 3329 sq ft of living space. Every detail of this home was meticulously chosen including designer lighting, built-in cabinetry, custom drapery and blinds, and full professional landscaping front and back. The main floor features a spacious kitchen with plenty of cabinetry, stainless steel appliances including a 6 burner gas range and 48" industrial refrigerator, and a custom eating bar area within the island. Bright, 2-storey dining room with a stone accent wall and huge modern windows. The living room with a gas fireplace, shiplap wall, and custom built-ins, faces the private yard. A gorgeous wine room (which was planned as an elevator shaft servicing the 1st, 2nd and 3rd level if desired in the future) with glass door, spacious foyer, powder room and back mudroom complete the main level. On the 2nd level you will find the bright south facing open loft/den space with built-ins, the laundry room, and 2 bedrooms both with full ensuites and walk-in closets. On the 3rd level is the spacious primary bedroom, with an amazing custom designed closet, beautiful ensuite with heated tile floor, and an outdoor private retreat with peekaboo view of downtown. Also on the 3rd level is a bar area and 2nd balcony. The basement level features a sizeable family room with bar, 4th bedroom with a large walk-in closet, full bathroom, storage space and utility room. The home



comes complete with central A/C, built-in ceiling speakers, and stained wood stairs on both upper staircases with wool carpet runners. The spectacular private yard features low maintenance landscaping with irrigation and patio space for entertaining. The double garage is heated, has epoxy floors and numerous built-in wall cabinetry and shelving throughout. Located on a quiet street close to many parks including River Park, and just a quick walk to the many amenities of Marda Loop. View this exceptional home today!

Built in 2018

Essential Information

MLS® #	A2125190
Price	\$1,495,000
Sold Price	\$1,450,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,429
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2006 43 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	April 29th, 2024
Date Sold	May 11th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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