

\$1,795,000 - 2011 44 Avenue Sw, Calgary

MLS® #A2136223

\$1,795,000

4 Bedroom, 4.00 Bathroom, 2,478 sqft

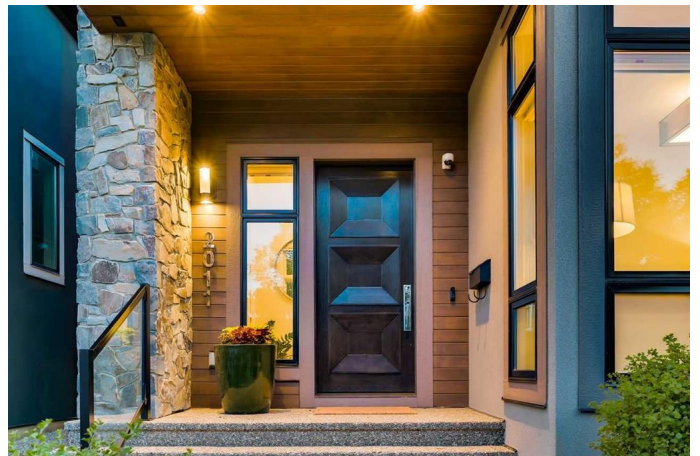
Residential on 0.09 Acres

Altadore, Calgary, Alberta

OPEN HOUSE SUNDAY June 9th

12:00-2:00pm. Incredible CUSTOM built home situated on a 33 foot lot with SOUTH BACKYARD in the HEART of ALTADORE!

Boasting over 3,561 developed sqft of luxurious living space, 3 + 1 bedrooms, 3.5 bath, DEN/STUDY, GYM, DINING with 10' main floor ceilings, 9' upstairs + lower level, central AIR CONDITIONING, HY-DRONIC IN-FLOOR heating + built-in speakers throughout. Grand entrance leads to gourmet kitchen with stunning full height WALNUT cabinetry, top of the line appliance package with millwork, oversized waterfall island with stone counters, laced with built-ins everywhere. Open plan seamlessly transitions into the spacious formal dining area + expansive living room with FIREPLACE + MANTLE & leads to sliding patio doors. Ideal for entertaining & recharging outside in the SUNNY SOUTH backyard with tiered deck + patio & outdoor FIREPLACE. DEN/TV/BONUS room, powder room + back entrance with custom built-in lockers + storage. The upper level features an expansive primary bedroom with 5pc spa-like ensuite, stand-alone soaker tub, STEAM SHOWER, dual vanities, large walk-in closet + heated floors. 2 additional good sized bedrooms, massive 5 pc bath with HEATED floors, laundry room with cabinets & sink + library/TV area. Expansive lower level offers HY-DRONIC IN-FLOOR HEATING, full WET BAR, enclosed GLASS wine room, rec area, family room, GYM, 4th bedroom + 3 pc



bath. Additional upgrades and features include: NEW high end performance (pet friendly) carpet, walls re-painted (2022), new light fixtures in entrance, dining + living, new modern hardware + gym flooring, new beverage fridge in bar, built-in speakers throughout, 8â€™™ solid core doors, custom Hunter Douglas window coverings, restored barn doors to GYM, nest thermostat, oversized insulated + drywalled garage with NEW city approved 220V EV CHARGER, audio equipment + cabinet included. Attention to detail is evident throughout this immaculate home. Situated on a very quiet street, walkable to multiple top notch schools, Glencoe Club, River Park & Sandy Beach Park, Marda-Loop district & just minutes to 4th ST & 17th Ave, Elbow River & downtown Calgary. Exceptional Property!

Built in 2015

Essential Information

MLS® #	A2136223
Price	\$1,795,000
Sold Price	\$1,900,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,478
Acres	0.09
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2011 44 Avenue Sw
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Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N9

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Steam Room, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 6th, 2024
Date Sold	June 7th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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