

\$1,249,900 - 2008 44 Avenue Sw, Calgary

MLS® #A2146071

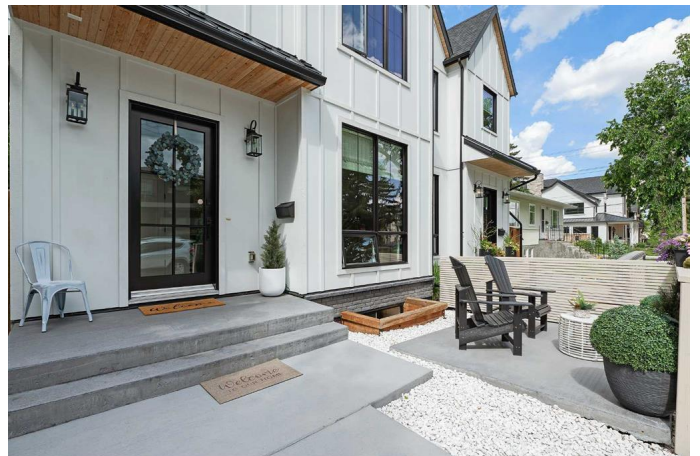
\$1,249,900

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Beautifully constructed 3+1 bedroom family home in sought-after Altadore, offering over 2900 sq ft of developed living space. The main level presents wide plank hardwood floors, high ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing the bright dining area that flows into the kitchen that's tastefully finished with quartz counter tops, island/eating bar, custom cabinetry & upgraded appliances, including a Dacor gas stove. The living room is open to the kitchen & is anchored by an elegant feature fireplace. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with convenient sink & storage. The primary suite with vaulted ceiling boasts a walk-in closet & luxurious 5 piece ensuite with space saving barn door, in-floor heat, dual sinks, freestanding soaker tub & separate shower. Basement development includes in-floor heat, a spacious recreation/media room complete with built-in ceiling speakers & wet bar – a perfect space for game or movie night. The finishing touches to the basement are a fourth bedroom & a 3 piece bath. Other notable features include central A/C, upgraded 2-zone furnace, upgraded finishing, plumbing fixtures, tile, carpet & lighting. Outside, enjoy the front patio & back yard with low maintenance landscaping & deck with natural gas line & access to the heated double detached garage. The prime location is unbeatable, close to vibrant Marda



Loop, River Park, excellent schools, shopping,
public transit & easy access to Crowchild Trail.

Built in 2020

Essential Information

MLS® #	A2146071
Price	\$1,249,900
Sold Price	\$1,235,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2008 44 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

	Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, See Remarks, Zoned
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 2nd, 2024
Date Sold	July 19th, 2024
Days on Market	17
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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