

\$1,099,000 - 1936 43 Avenue Sw, Calgary

MLS® #A2146913

\$1,099,000

4 Bedroom, 4.00 Bathroom, 2,166 sqft

Residential on 0.07 Acres

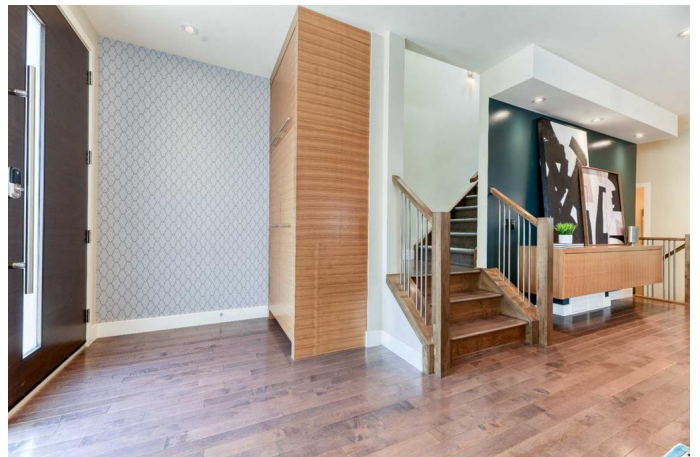
Altadore, Calgary, Alberta

Welcome to your dream home crafted with precision and care by SOHO Developments, renowned for their impeccable craftsmanship and attention to detail. Situated on an expansive, oversized lot, this residence boasts a fabulous floor plan designed to maximize both space and natural light.

Step inside to discover a welcoming ambiance, where a formal dining area seamlessly flows into a bright and airy living room adorned with extra windows adorned with custom Hunter Douglas coverings. Cozy up by the gas fireplace, surrounded by beautiful tile work, while reveling in the generous 10-foot ceilings throughout and the added comfort of central A/C.

Prepare to be dazzled by the heart of the home – a spacious kitchen outfitted with top-of-the-line appliances and a magnificent 10-foot quartz island, perfect for both culinary creations and casual gatherings. And don't overlook the convenient back enclosed mudroom, complete with additional built-ins, ideal for the needs of a growing family.

As you ascend to the upper level, you'll find three inviting bedrooms, including a stunning primary retreat featuring a captivating feature wall, a thoughtfully designed walk-in closet, and a luxurious ensuite boasting a therapeutic soaker tub and a separate shower. Plus, enjoy the convenience of upper floor laundry



facilities.

The lower level offers even more living space, with a fourth bedroom, third full bath, and a spacious recreation room enhanced by built-ins and a wet bar, ideal for entertaining guests or relaxing with loved ones. Revel in the comfort of in-floor hot water heat and ample storage throughout.

Outside, the fully fenced low-maintenance backyard provides a serene retreat, while the double detached garage “ now transformed into a versatile family "oasis" “ offers heated comfort and new epoxy flooring. Currently serving as a gym, kids' lounge, and study zone, it's a space designed for every member of the family to enjoy.

Surrounded by carefully curated perennial gardens, this inner-city sanctuary is conveniently located within walking distance to Marda Loop, offering easy access to a plethora of shops and services. Embrace the opportunity to move in and relish in the beauty and functionality of this highly desirable Altadore residence. Welcome home to luxury living at its finest!

Built in 2012

Essential Information

MLS® #	A2146913
Price	\$1,099,000
Sold Price	\$1,067,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,166
Acres	0.07

Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1936 43 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2M9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 19th, 2024
Date Sold	August 6th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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