

\$1,749,900 - 2027 46 Avenue Sw, Calgary

MLS® #A2159773

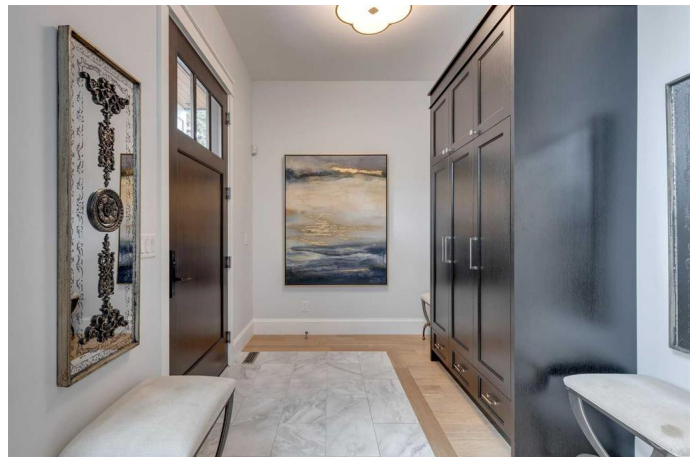
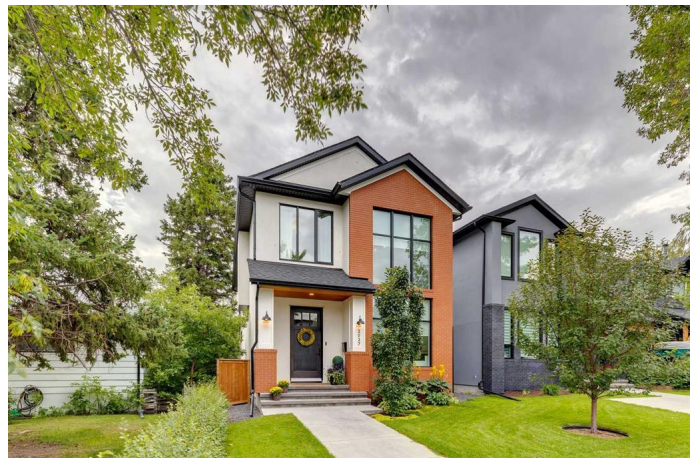
\$1,749,900

4 Bedroom, 4.00 Bathroom, 2,300 sqft

Residential on 0.08 Acres

Altadore, Calgary, Alberta

Located on a quiet street in the heart of sought-after Altadore, this beautifully upgraded 3+1 bedroom family home with SUNNY SOUTH BACK YARD offers over 3300 sq ft of developed living space! The main level presents hardwood floors, high ceilings & is drenched in natural light, showcasing the welcoming foyer with lofty ceilings & floor to ceiling windows that seamlessly leads to the kitchen that's tastefully finished with quartz countertops, large island/eating bar, high-end appliances & a plethora of storage space, including a butler's pantry with cabinets & built-in shelving. The adjacent dining area provides ample space for a large family gathering or dinner party. The living room is anchored by a floor to ceiling fireplace & built-ins overlooking the back yard. A convenient mudroom with built-ins galore & an attractively updated 2 piece powder room with new wallpaper, custom lighting & luxury vanity complete the main level. The second level hosts 3 bedrooms, a 5 piece main bath, laundry room with sink & storage & 2 linen closets. The primary bedroom with elegant, panelled wall boasts a custom walk-in closet & newly renovated 6 piece ensuite featuring heated floors, dual sinks with tower for extra storage, tiled back wall, relaxing freestanding soaker tub & rejuvenating steam shower. Bedrooms 2 & 3 both include walk-in closets. Basement development includes in-floor heat, large family/recreation room with built-in entertainment system wired for sound &



gaming, bonus room (great for an office or gym), fourth bedroom with 2 walk-in closets & a 3 piece bath. Other notable features include central air conditioning, all upgraded lighting & wiring for an alarm system. Outside, enjoy the picturesque front garden & pristine sunny back yard with glass railing deck & patio with seating area - both with irrigation systems. Parking is a breeze with the double detached heated garage, complete with built-in shelving. The location can't be beat - close to River Park, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to 14th Street & Crowchild Trail.

Built in 2018

Essential Information

MLS® #	A2159773
Price	\$1,749,900
Sold Price	\$1,730,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,300
Acres	0.08
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2027 46 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2S1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 14th, 2024
Days on Market	23
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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