

\$1,429,900 - 1944 45 Avenue Sw, Calgary

MLS® #A2160793

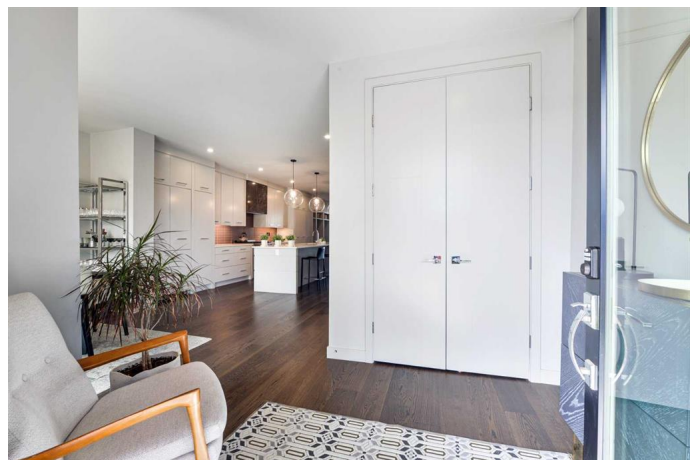
\$1,429,900

4 Bedroom, 5.00 Bathroom, 2,965 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

This exceptionally well designed over 2,900 sq ft contemporary home on 3 levels offers a rare exterior living room complete with louvered roof and privacy screens off the family room as well as offering ensuites for each of the 3 upper good-sized bedrooms. A huge private front entry opens to the spacious sun-drenched dining room. Site finished hardwood flooring throughout the main floor leads to the fabulous chef's kitchen with a multitude of custom cabinetry, massive wall pantry, quartz countertops and an enormous island perfect for casual dining or large gatherings. A stunning marble hood fan and high-end stainless-steel appliances including a 5-burner gas stove and drawer dishwashers is a chef's dream. The family room with custom built in shelving and a custom designed marble fireplace overlooks the private indoor/outdoor second living room. The second living room can be completely enclosed with Infratech ceiling heaters on the Suncoast pergola louvered roof, Climate controlled retractable electric solar shades for privacy, providing an additional living room that can be used throughout the year. A huge mudroom with built in shelving and a discreet powder room completes the main floor. The second level offers a bonus room and two large bedrooms both with ensuites and walk-in closets. A large sunlit laundry room completes the second level. The entire third level is the Primary bedroom sanctuary complete with massive walk-in closet, huge spa ensuite with



heated flooring, steam shower and large soaker tub, two separate sitting areas, and a South facing private outdoor deck. The lower level offers a sizeable recreation room with media room, wet bar with wine fridge, an additional large bedroom and full bathroom. Enjoy the luxury of having in ceiling speakers throughout the home as well as Hunter Douglas blinds. The beautifully designed maintenance free professionally landscaped backyard includes feature lighting on trees, gemstone lighting on both the front and back of the house as well as the garage, an Arctic Spa hot tub, the outdoor living space, and an additional outdoor dining area with 2 gas lines. Artificial turf in the front yard eliminates the need for a lawn mower or watering the grass. The heated garage offers a Tesla car charger, slat wall storage, an overhead storage rack, and high-end cabinetry. Located on a non cut through street in the heart of Altadore, close to River Park off leash park, Sandy Beach, Glenmore Athletic Park, the Calgary Citywide pathway system, as well as numerous public and private schools, this property is perfect for entertaining and allows for luxurious and easy lock and leave living. With easy access to the mountains and downtown, this is inner city living at its best.

Built in 2017

Essential Information

MLS® #	A2160793
Price	\$1,429,900
Sold Price	\$1,492,500
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,965
Acres	0.07

Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	1944 45 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2P3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Awning(s), Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2024
Date Sold	September 9th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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