

\$3,297,000 - 1620 Acton Avenue Sw, Calgary

MLS® #A2162550

\$3,297,000

4 Bedroom, 5.00 Bathroom, 3,139 sqft

Residential on 0.17 Acres

Altadore, Calgary, Alberta

Open House Sat Sept 7th 1-4pm. Nestled in a coveted enclave of Calgary's Altadore on an extremely rare 60x120 lot across from a park, this exquisite residence caters to refined living with a harmonious fusion of form and function. With a rare double front attached garage this two-story marvel stands as a testament to architectural ingenuity, quality, and creativity boasting an open concept floor plan that effortlessly marries timeless style with practicality. Prepare to be captivated by the soaring cathedral ceilings, which create an ambiance of grandeur and spaciousness with floor to ceiling windows sprawling across the back of the home. The clever maximization of triple pane windows throughout allows natural light to cascade in, painting each room with a warm, inviting glow. Amongst its impressive features, the main floor is complete with an oversized mud room, butler's pantry, timeless open concept kitchen & dining featuring built in appliances, a generous living space with a Chenille Limestone fireplace, and an office that opens up to the front porch with custom iron glass doors. Each detail intentionally chosen, such as the oversized island, classic Bertazzoni induction range, water filtration system, and custom servery in the dining space. This home offers a total of four generously proportioned bedrooms, and 4.5 baths. The sumptuous primary bedroom offers a sanctuary of repose, with a spa like 5pc ensuite, enormous walk-in conveniently connected to the customized laundry room.



Two additional bedrooms, each with their own ensuite & walk in closets, complete the upper level. The basement houses the privately nestled 4th bedroom & bath, a sizeable gym in a custom glass partition with a locking mechanism & a wall of mirrors. The rec space sprawls from front to back offering a stylish bar, and two family spaces. The property's allure extends beyond its walls, with a sprawling inner city yard that serves as a canvas for outdoor living incl. a built in outdoor kitchen. Triple pane sliding glass doors marry indoor and outdoor living. Imagine lazy summer afternoons spent in your private oasis with mature trees, or sitting by the fire after a long soak in your outdoor spa tub. Your oversized double front-attached garage will provide the perfect shelter from Calgary's capricious weather for your vehicles & gear. This exceptional home finds itself in an R1 pocket of Altadore, mere moments from highly regarded educational establishments, convenient public transit, and verdant parks, not to mention all the restaurants & amenities of vibrant Marda Loop. As if the property's innate charms weren't enough, its location across from a park add a touch of whimsy to daily life. Imagine yourself sitting not he front porch with a front-row seat to life's simple pleasures. In essence, this isn't just a house; it's a statement, a testament to quality, and most importantly - a place to call your forever home. Call now! Too many upgrades & features, a must to see for yourself.

Built in 2023

Essential Information

MLS® #	A2162550
Price	\$3,297,000
Sold Price	\$3,225,000
Bedrooms	4

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,139
Acres	0.17
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1620 Acton Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2P9

Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Insulated, Oversized, Plug-In, See Remarks

Interior

Interior Features	Bar, Beamed Ceilings, Bookcases, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, See Remarks, Skylight(s), Soaking Tub, Steam Room, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Range, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave, Range Hood, See Remarks, Washer, Water Purifier, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Raised Hearth, Stone
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Barbecue, BBQ gas line, Built-in Barbecue, Outdoor Kitchen, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2024

Date Sold September 6th, 2024

Days on Market 2

Zoning R-C1

HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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