

# \$865,000 - 2014 42 Avenue Sw, Calgary

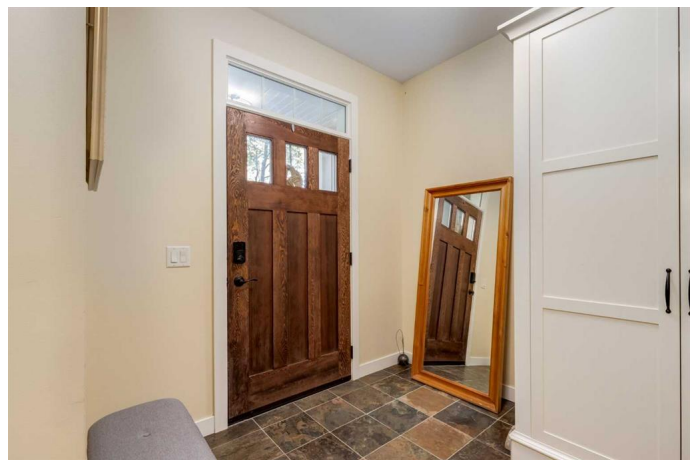
MLS® #A2168994

## \$865,000

3 Bedroom, 3.00 Bathroom, 1,786 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome home to your stunning 3-bedroom home located in the beautiful community of Altadore. When you walk in the front door, you are greeted with a welcoming and spacious front entry with tons of natural light and 9' ceilings. You will immediately see your large kitchen with center island, stainless steel appliances, tons of counter and cupboard space and is open to your dining and living area, with multiple built in pieces. Once in the Living Room, cozy up in front of your fireplace and mantle as you look out on to your spacious backyard complete with exposed aggregate pad and nice sized grass lawn. A mudroom with lockers is off your back entrance, a 2 piece washroom and large, sunny, office finish off this main level. Upstairs you will find 3 Good Sized Bedrooms including your primary suite with 5 piece ensuite featuring a stand alone tub and enclosed glass shower. One of the secondary bedrooms comes complete with built in bed frame and cabinet that your young family will love. An upstairs laundry room is tucked away and another 4 pce bathroom is also on this level. The basement is partially developed with some framing and drywall already complete. The openness of this space will make future development a dream. This community is an easy walk to Marda Loop and Garrison Woods shops, numerous parks, public & private schools and is just a short drive to downtown. All this along with a double detached garage and private fenced in backyard will make you



want to call this your home. Book your showing today as this property won't last long.

Built in 2004

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2168994               |
| Price          | \$865,000              |
| Sold Price     | \$880,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,786                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2014 42 Avenue Sw |
| Subdivision | Altadore          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T2M7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings             |
| Heating           | Forced Air  |

|                 |                          |
|-----------------|--------------------------|
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Mantle              |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard                               |
| Lot Description   | Back Lane, Back Yard, City Lot, Landscaped |
| Roof              | Asphalt Shingle                            |
| Construction      | Stone, Stucco, Wood Frame, Wood Siding     |
| Foundation        | Poured Concrete                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2024 |
| Date Sold      | October 8th, 2024    |
| Days on Market | 10                   |
| Zoning         | R-CG                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.