

# \$1,199,900 - 2037 44 Avenue Sw, Calgary

MLS® #A2219367

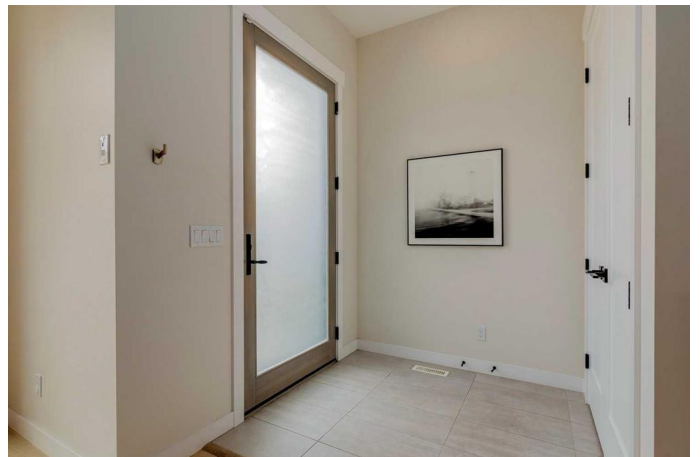
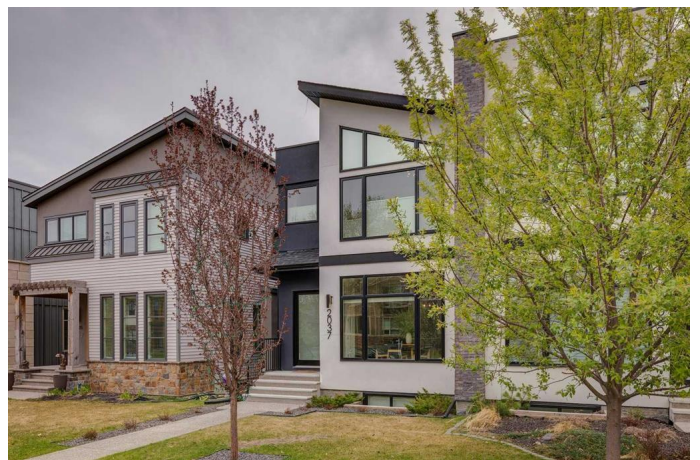
**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 1,998 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Stylish urban living in this contemporary attached home offering 1,998 sq ft of thoughtfully designed space. The open concept main floor features soaring 10-foot ceilings, wide plank white oak engineered hardwood flooring+ large windows. The chef's kitchen is a standout with Caesarstone countertops, a massive island, professional stainless steel appliances including a newer microwave + ample cabinetry for storage. A spacious dining area is perfect for both casual meals + entertaining. At the rear of the home, the inviting great room centers around a sleek gas ribbon fireplace + opens to a beautifully landscaped backyard. An elegant open riser staircase leads to the upper level, where you'll find three generously sized bedrooms, a convenient laundry room, a 4-piece bath + a stunning primary retreat with soaring ceilings, a roomy walk-in closet + a spa-like ensuite featuring heated floors, dual vanities, a freestanding soaker tub + steam shower. The fully developed lower level expands your living space with a large family room, wet bar, wine room, fourth bedroom + full bath. Roughed-in under slab heating adds future comfort. Enjoy sunny afternoons in the south-facing backyard complete with a spacious deck, green space + planters. The double garage features practical stonewall shelving for storage. Additional highlights include built-in speakers, air conditioning + a fantastic location just minutes from Marda Loop, parks + all amenities. This



home perfectly balances luxury, comfort + convenience – don’t miss it.

Built in 2017

**Essential Information**

MLS® #	A2219367
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,998
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2037 44 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Soaking Tub, Stone Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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