

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

MLS® #A2219367

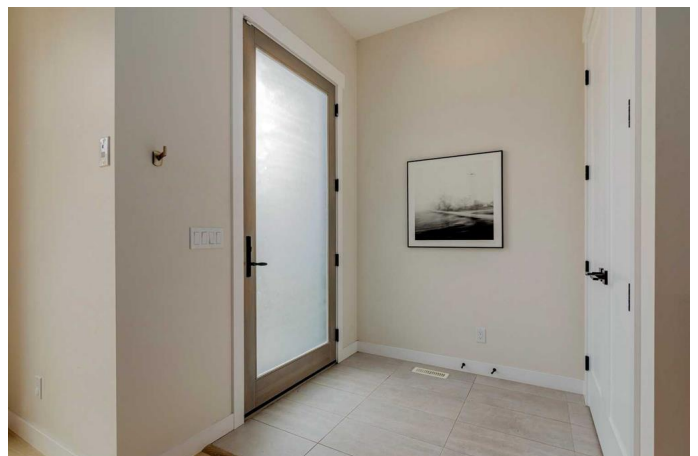
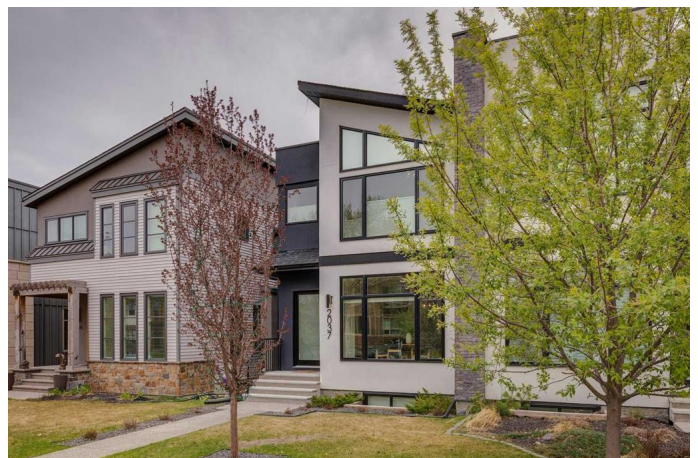
**\$1,199,900**

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 | 5             |
| Zoning         | R-CG          |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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