

# \$1,149,000 - 1936 44 Avenue Sw, Calgary

MLS® #A2229896

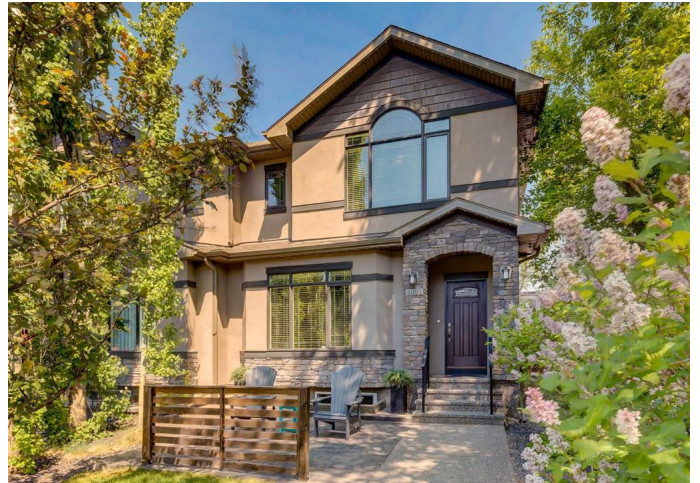
**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this beautifully maintained home in the heart of Altadore, perfectly situated on a picturesque, tree-lined street. Built by renowned custom builder Treehouse Developments, this home stands out with its thoughtful design and premium features. Enjoy the comfort and privacy of a rare concrete party wall, offering superior sound insulation—so quiet, you'll forget it's semi-detached. Set on an extra-wide lot, this property allows for a more spacious interior, giving the home a larger, more open feel than typical infills. The main floor features an excellent open-concept layout, ideal for entertaining. Recent updates include freshly painted walls and cabinetry, modern light fixtures, and a stylish new tile backsplash. The entire home is wired with a built-in sound system for seamless audio enjoyment, and Gemstone exterior lighting adds both curb appeal and functionality. Upstairs, the primary retreat boasts a spacious walk-in closet with custom built-ins, and a luxurious ensuite complete with a large tub, steam shower with body sprays and hand shower, double vanities, and in-floor heating. Convenient upstairs laundry, two additional bedrooms, and a full bath round out the upper level. The fully finished basement includes a large rec room, a fourth bedroom suite with its own walk-in closet and ensuite, and features in-floor heating throughout. Thoughtful storage is found throughout the home, including a walk-in pantry, beverage station, front and back



closets, and custom cabinetry in the basement. The mechanical system includes a Rinnai hot water system with an upgraded tank (replaced approx. 5 years ago) and central A/C for year-round comfort. Outdoor spaces are just as impressive, with a concrete front patio and a stunning, secluded, and oversized private backyard patioâ€”perfect for summer evenings or quiet mornings. Located just blocks to Sandy Beach Park, close to the shops and restaurants of Marda Loop, and within walking distance to schools including Altadore Elementary School, this home offers the best of inner-city living in a family-friendly neighbourhood.

Built in 2010

### **Essential Information**

MLS® #	A2229896
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	1936 44 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2N6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound, Steam Room
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Central, In Floor
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, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	MaxWell Capital Realty
----------------	------------------------

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.