# \$1,198,000 - 1811 42 Avenue Sw, Calgary

MLS® #A2216550

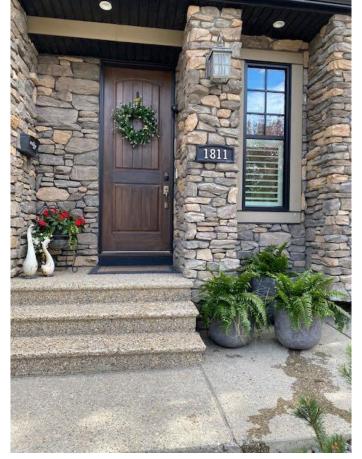
## \$1,198,000

4 Bedroom, 4.00 Bathroom, 1,842 sqft Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this beautifully maintained detached home in the heart of Altadore. offering over 2,600 sq. ft. of developed space and located on a quiet, sunny corner lot. This property stands out with its custom finishings, quality craftsmanship, and pride of ownership throughout. The main floor features warm walnut hardwood, a spacious five-stool island, and a chef-inspired kitchen complete with Delicatus granite on the perimeter counters, quartz on the island, and upgraded appliancesâ€"including a Bosch fridge and LG Studio range and dishwasher (all new within the last three years). The bright living room is anchored by a limestone-clad gas fireplace with custom built-ins, while the powder room carries through the same elegant limestone finish. The layout is functional, open, and inviting. Upstairs, the primary bedroom includes a tray ceiling with ambient lighting, walk-in closet with built-ins, and a five-piece ensuite with a clawfoot tub and fully rebuilt steam shower (2023). Two more bedrooms, a full laundry room, and another full bath complete the upper level. The fully developed basement offers in-floor heat, a spacious family room with wet bar, built-in entertainment center, projector, and surround sound. A fourth bedroom is currently set up as a home gym with tile flooring, and there's a dedicated storage room and full bathroom as well. Additional upgrades include 8' solid core doors, crown mouldings, 10mm glass, Kohler and Grohe fixtures, custom closets, built-in





speakers on every level with touchpad controls, and Cat 5 wiring. The west-facing backyard enjoys plenty of sun and leads to a double detached garage with room for vehicles or storage. This is a well-built, well-cared-for home in one of Calgary's most desirable inner-city communitiesâ€"steps to parks, schools, and all the shops and restaurants of Marda Loop.

#### Built in 2010

## **Essential Information**

MLS® # A2216550 Price \$1,198,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,842

Acres 0.07 Year Built 2010

Year Built 2010

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 1811 42 Avenue Sw

Subdivision Altadore
City Calgary
County Calgary
Province Alberta
Postal Code T2T 4P9

#### **Amenities**

Parking Spaces 4

Parking Alley Access, Double Garage Detached, On Street

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Co

Counters, Quartz Counters

Closet(s), Wet Bar, Wired for

Appliances Bar Fridge, Central Air Cond

Range, Microwave, Range H

Heating Central, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Corne

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed May 1st, 2025

Days on Market 3

Zoning R-CG

## **Listing Details**

Listing Office eXp Realty

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