



## 2012 43 Avenue Calgary Alberta

\$875,000

Welcome to this stunning two-storey home on a beautiful, tree-lined, quiet street in the heart of desirable Altadore. Mature trees shade the south-facing entry, complemented by thoughtful landscaping along the walkway. The interior features soaring vaulted ceilings, lovely bay windows with a window seat, and rich wood flooring. The main floor includes a welcoming living room, an office/guest bedroom, a convenient powder room, and a white kitchen with ample counters. The wall-to-wall, north-facing windows in the kitchen provide views of the rear deck and yard. You'll find a cozy den at the top of the stairs that overlooks the main level, perfect for a sofa and library. The upper floor boasts two bright bedrooms. The primary bedroom features an ensuite bathroom with classic tile and a glass shower. The secondary bedroom, featuring a generously sized closet, is also bright and offers views of mature trees. A full bathroom that serves the second bedroom completes the upper level. The rear yard is designed for low maintenance, and you'll appreciate the detached double garage! The partially developed lower level matches the footprint of the main floor, providing plenty of space for multiple bedrooms, entertainment areas, a home office, or a gym - everything you need to design your ideal space. With city approval, you may be able to install a side door on the west side to create a separate entrance to the basement for a potential legal secondary suite. The possibilities are truly limitless! This desirable home is within walking distance of River Park, shopping and dining in Marda Loop, Lycee Louis Pasteur, Altadore Elementary, Masters Academy and Central Memorial High School. The local pubs, famous ice cream shop, and spa are just a block away. Altadore offers top-notch community amenities and the best schools. You will enjoy living in this lovely home! (i...

Other 20.00 Ft x 39.83 Ft

Storage 10.17 Ft x 10.75 Ft

Other 9.50 Ft x 10.75 Ft

Living room 20.00 Ft x 20.58 Ft

Hall 7.08 Ft x 11.00 Ft

Family room 8.75 Ft x 10.67 Ft

Kitchen 16.33 Ft x 11.08 Ft

Dining room 17.17 Ft x 10.33 Ft

Hall 9.58 Ft x 18.00 Ft

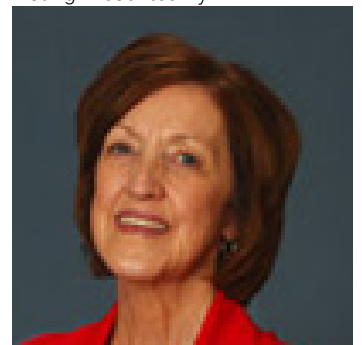
4pc Bathroom 8.17 Ft x 5.17 Ft

Bedroom 8.08 Ft x 13.42 Ft

Primary Bedroom 11.42 Ft x 21.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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REALTY

CIR

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2pc Bathroom 5.08 Ft x 6.83 Ft

3pc Bathroom 7.75 Ft x 7.92 Ft