

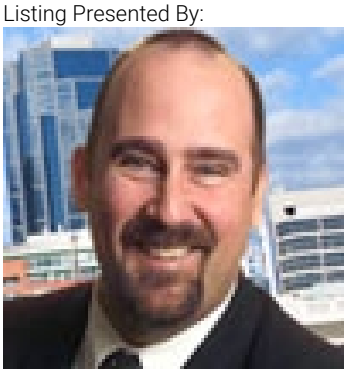

# 1906 43 Avenue Calgary Alberta

$1,324,000

Modern farmhouse style meets an exceptional Altadore location in this beautifully built detached home. Just blocks from River Park off-leash area, Sandy Beach and the Elbow River pathways, you're surrounded by some of Calgary's best inner-city recreation while enjoying the shops, restaurants, cafes and everyday amenities that have made Marda Loop one of the city's original truly walkable communities.Thoughtfully positioned beside a paved alley, this property enjoys additional breathing room and offers valuable extra space for parking, an RV or even a sport court--an incredibly versatile bonus in the inner city.Inside, quality craftsmanship is evident throughout. Extra-height ceilings, hardwood flooring on both the main and upper levels, oversized windows and a bright, open floor plan give the home a spacious yet welcoming feel. At the heart of the main floor is an impressive waterfall granite island, providing a natural gathering place for entertaining, family dinners and everyday life. A convenient side entrance adds even more functionality.Upstairs are three bedrooms, a flexible space ideal for a home office or study area, and a generously sized laundry room. Bright windows throughout the bedrooms and office bring in an abundance of natural light.The fully finished basement extends the living space with a fourth bedroom, wet bar and plenty of room to relax or entertain. With 3+1 bedrooms and 3.5 bathrooms, the floor plan offers flexibility for families, guests and working from home.Beautifully finished, exceptionally well built and located where Altadore, Marda Loop and the river pathway lifestyle come together--this is an inner-city home designed for how you actually want to live. (id:6769)

4pc Bathroom 9.17 Ft x 7.83 Ft
5pc Bathroom 11.17 Ft x 12.42 Ft
Bedroom 10.17 Ft x 13.17 Ft
Bedroom 10.08 Ft x 9.58 Ft
Primary Bedroom 12.75 Ft x 12.83 Ft
Office 7.67 Ft x 6.83 Ft
Other 9.25 Ft x 5.92 Ft
4pc Bathroom 8.50 Ft x 4.92 Ft
Office 11.75 Ft x 9.08 Ft
Family room 15.92 Ft x 16.75 Ft
Furnace 8.25 Ft x 9.17 Ft
2pc Bathroom 5.83 Ft x 5.67 Ft
Dining room 13.42 Ft x 16.33 Ft
Kitchen 17.25 Ft x 19.50 Ft
Living room 17.17 Ft x 17.50 Ft
Other 6.17 Ft x 7.08 Ft

Listing Presented By:



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Bedroom 15.92 Ft x 10.67 Ft