



# 1922 46 Avenue Calgary Alberta

\$1,850,000

**\*\* A Stunning Quality Built Infill by CNJ Developments!\*\*** Nestled on a serene, tree-lined street directly across from a park and playground in Altadore, this contemporary masterpiece boasts an array of luxurious upgrades. Natural light floods each room, enhancing the main floor, which features soaring 10ft ceilings, wide-plank hardwood floors, abundant pot lighting, and expansive windows. Enjoy the cozy living room with a gas fireplace and built-ins, along with a stylish mud room. The chef's kitchen is a culinary dream with custom cabinetry, quartz countertops, a massive 11-ft island, and premium Miele appliances, including a built-in fridge and 6-burner gas range. Upstairs, find three spacious bedrooms, highlighted by a master suite with vaulted ceilings, a walk-in closet, and a spa-like ensuite complete with a freestanding tub and curbless steam shower. The fully developed basement offers in-floor heating, a fourth bedroom, a full bath, and a large rec room with a wet bar. Complete with a well-sized double detached garage and paved back alley, plus a fully fenced and landscaped yard, central AC, and so much more! Inner city infills are not built like this anymore. A true quality build by a reputable builder whom takes pride in building homes to last. Please contact your real estate professional today for a private viewing. (id:6769)

4pc Bathroom 10.33 Ft x 4.92 Ft  
 Storage 7.58 Ft x 5.75 Ft  
 Furnace 10.42 Ft x 7.17 Ft  
 Bedroom 15.50 Ft x 13.17 Ft  
 Other 7.08 Ft x 4.75 Ft  
 Family room 27.33 Ft x 16.50 Ft  
 Foyer 10.50 Ft x 7.50 Ft  
 Dining room 14.33 Ft x 12.58 Ft  
 Kitchen 16.92 Ft x 10.42 Ft  
 Living room 21.83 Ft x 15.42 Ft

2pc Bathroom 5.67 Ft x 4.92 Ft  
 Other 13.75 Ft x 5.92 Ft  
 Primary Bedroom 15.58 Ft x 15.33 Ft  
 Other 11.58 Ft x 6.00 Ft  
 5pc Bathroom 12.83 Ft x 11.42 Ft  
 Bedroom 12.00 Ft x 11.50 Ft  
 Bedroom 13.00 Ft x 10.50 Ft  
 Laundry room 7.83 Ft x 6.00 Ft  
 5pc Bathroom 12.08 Ft x 6.08 Ft

Listing Presented By:



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