



1935 43 Avenue Calgary Alberta

\$1,395,000

Absolutely STUNNING CURB APPEAL on this 2000 SQ. FT. two-storey (2800 total) in desirable ALTADORE! Classic FULL-BRICK facing & TURRETED roofline, BRICK WINDOW LEDGES, BLACK WINDOWS and MATCHING BLACK METAL ROOFING complete this gorgeous front elevation! Tell your guests to pull up to the nicest-looking house on the street & ring the doorbell! Come see 1935 43 Ave SW! Built in 2022, this home is beautiful and move-in ready! Mature trees grace this community and this front lawn, plus a paver patio, perfect for summer socializing with the neighbours. Step in the front door and you will instantly appreciate 10' CEILINGS, 8' interior doors and extensive ENGINEERED HARDWOOD flooring (running through the main level, upper level & both staircases)! Do you like to entertain? How about an ISLAND THAT IS ROUGHLY 16' LONG with stylish STONE COUNTERS, completed by 'WATERFALL' end panels! Plenty of room at the island, and in the SPACIOUS EATING AREA where you can comfortably seat the entire family! Fantastic kitchen, with perimeter CABINETS TO THE CEILING, ELEGANT CROWN MOULD DETAILING, UNDER-CABINET LIGHTING, plus STAINLESS-STEEL APPLIANCES including a fantastic SIX-BURNER GAS-STOVE for those delicious meals you like to serve. HUGE FRIDGE and BUILT IN MICROWAVE! The kitchen also features a CUSTOM VENTED HOOD over the stove, SOFT-CLOSE drawers, PULL-OUT SHELVES and an ADDED SERVING COUNTER with beverage fridge adjacent to the staircase. Enjoy a quiet evening in the living room with a cozy gas fireplace or step out the triple panel slider doors to your back deck for a summer BBQ (also accessible through the mudroom). When you park in the heated double garage - enter through the back mudroom (with BUILT-IN LOCKER units). For a game or an evening movie, head downstairs. The lower level has another bedroom and full bathroom, office space (with built-in she...

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 16.25 Ft x 10.25 Ft

Recreational, Games room 12.75 Ft x 32.33 Ft

Furnace 7.08 Ft x 12.50 Ft

2pc Bathroom 5.17 Ft x 5.33 Ft

Other 5.67 Ft x 9.50 Ft

4pc Bathroom 9.00 Ft x 4.92 Ft

5pc Bathroom 10.83 Ft x 10.83 Ft

Bedroom 9.92 Ft x 12.00 Ft

Bedroom 10.83 Ft x 17.92 Ft

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Listing Presented By:



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Dining room 11.58 Ft x 17.17 Ft

Kitchen 15.33 Ft x 17.83 Ft

Laundry room 9.00 Ft x 5.25 Ft

Primary Bedroom 17.50 Ft x 17.42 Ft