



1937 44 Avenue Calgary Alberta

\$1,375,000

26+ FT FRONTAGE | SOUTH-FACING BACKYARD | 4 BEDROOMS | 3.5 BATHROOMS | LUXURY FINISHES | FRESHLY PAINTED | STEAM SHOWER WITH BODY JETS | THEATRE ROOM | STEPS TO RIVER PARK & MARDIA LOOP | Experience elevated inner-city living in the heart of Altadore, where refined design, exceptional craftsmanship and one of Calgary's most coveted locations come together. Set on a wide rectangular lot with over 26 feet of frontage and a sun-filled south-facing backyard, this beautifully appointed detached residence offers 4 bedrooms, 3.5 bathrooms and thoughtfully designed living spaces across three fully developed levels. The main floor makes an immediate impression with expansive windows, sophisticated finishes and an open-concept layout designed equally well for everyday living and entertaining. The gourmet kitchen is the home's centerpiece, featuring stone countertops, premium stainless-steel appliances, extensive custom cabinetry, and a generous island that flows seamlessly into the dining and living areas. Upstairs, the primary suite is a true private retreat, complete with a spacious walk-in closet and a luxurious spa-inspired ensuite featuring a steam shower, creating the perfect place to unwind at the end of the day. Two additional generously sized bedrooms and a full bathroom complete the upper level. The fully developed lower level extends the home's living and entertaining space with a dedicated theatre room, fourth bedroom, and full bathroom, providing an ideal setting for movie nights, overnight guests, or a private retreat. Step outside to the sunny south-facing backyard and deck, offering a private outdoor space for entertaining, summer dinners, and relaxing in the sun. The location is equally impressive. Enjoy being just steps from River Park and Sandy Beach while remaining minutes from the shops, restaurants, cafes and amenities of Marda Loop. Quick access to Crowc...

4pc Bathroom 5.67 Ft x 8.42 Ft

5pc Bathroom 10.08 Ft x 15.00 Ft

Bedroom 10.17 Ft x 11.17 Ft

Bedroom 10.17 Ft x 11.50 Ft

Laundry room 6.08 Ft x 8.25 Ft

Primary Bedroom 11.00 Ft x 21.42 Ft

Recreational, Games room 15.50 Ft x 25.50 Ft

Furnace 15.42 Ft x 12.00 Ft

2pc Bathroom 5.92 Ft x 4.92 Ft

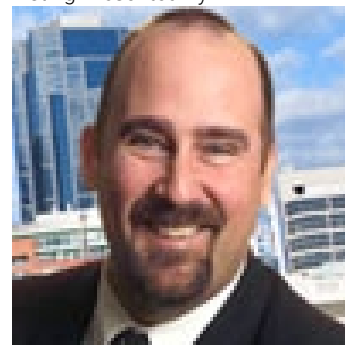
Dining room 14.00 Ft x 16.58 Ft

Foyer 10.50 Ft x 4.75 Ft

Kitchen 16.83 Ft x 15.58 Ft

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Listing Presented By:



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Real Broker

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Other 5.50 Ft x 13.33 Ft

3pc Bathroom 4.92 Ft x 11.33 Ft

Bedroom 10.25 Ft x 16.75 Ft

Living room 14.33 Ft x 16.33 Ft

Other 3.92 Ft x 13.58 Ft