



2002 44 Avenue Calgary Alberta

\$1,549,000

Situated in the desirable community of Altadore, 2002 44 Ave SW is a beautifully crafted detached home offering elevated finishes and a thoughtfully designed floor plan throughout. The main level welcomes you with a spacious dining area that flows seamlessly into the chef-inspired kitchen, anchored by a large central island ideal for both everyday living and entertaining. Custom built-ins provide stylish storage solutions, while the inviting living room is complemented by double patio doors that open onto a generous rear deck, creating effortless indoor-outdoor living. A well-appointed powder room, functional mudroom, charming front porch, and double detached garage complete this exceptional main floor. Upstairs, you will find two well-sized bedrooms, each with walk-in closets, along with a shared three-piece bath and convenient upper-level laundry. The primary suite is bright and airy, featuring large windows, a luxurious four-piece ensuite with double vanity and soaker tub, and an expansive walk-in closet. The fully developed basement adds valuable living space with an additional bedroom, a spacious family and recreation room, a wet bar perfect for entertaining, and a three-piece bath. Please note: Photos reflect a previous home built by the same builder with a similar palette and comparable finishes. This home is currently under construction and final selections may vary. An exceptional opportunity to own a refined, inner-city residence in one of Calgary's most sought-after neighbourhoods. (id:6769)

Family room 28.08 Ft x 14.50 Ft
 Bedroom 12.00 Ft x 9.08 Ft
 4pc Bathroom 9.50 Ft x 5.33 Ft
 Other 17.50 Ft x 5.00 Ft
 Living room 15.92 Ft x 13.92 Ft
 Kitchen 20.58 Ft x 11.75 Ft
 Foyer 8.50 Ft x 4.00 Ft
 Other 6.67 Ft x 6.42 Ft
 2pc Bathroom 5.50 Ft x 4.83 Ft
 Other 11.67 Ft x 9.17 Ft

Other 20.00 Ft x 5.50 Ft
 Dining room 14.33 Ft x 11.92 Ft
 Primary Bedroom 15.92 Ft x 13.50 Ft
 Other 11.08 Ft x 4.00 Ft
 5pc Bathroom 12.00 Ft x 9.75 Ft
 Bedroom 13.83 Ft x 9.75 Ft
 Bedroom 12.00 Ft x 9.42 Ft
 Laundry room 7.92 Ft x 6.00 Ft
 4pc Bathroom 9.75 Ft x 5.25 Ft

Listing Presented By:



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