



2006 38 Avenue Calgary Alberta

\$1,095,000

Nestled in one of Calgary's most dynamic inner-city neighbourhoods, this striking Altadore home blends upscale elegance with effortless, laid-back charm. With a top-tier walkability score, you're just four blocks from the heart of Marda Loop—surrounded by local cafes, dog parks, craft breweries, boutiques, and everything else that makes urban life feel electric. Step inside to discover a far-from-cookie-cutter layout—an open-concept design with serious style and standout flair. The gentle day lit living room, is anchored by a sleek 42" linear gas fireplace. French doors open to an impressively sized flex/dining room with a stunning coffered ceiling and an abundance of natural light—perfect for hosting one heck of a dinner party. The chef's kitchen is magazine-worthy: an 8-foot island clad in white Italian granite, rich dark grey Beech cabinetry, and a full suite of stainless steel appliances, including a Dacor 5-burner gas cooktop, wall oven, and steam/convection combo microwave. Whether you're perfecting your risotto or pouring wine for friends, this kitchen delivers on every level. Continuing on the main floor: a generous flex/storage room for all your extras, and a stylish 2-piece powder room. Upstairs, the primary suite is pure indulgence—a massive retreat with its own private balcony (hello, morning coffee or nightcap), a see-through two-way fireplace, and a spa-inspired ensuite with in-floor heating, a private water closet, and a dreamy air massage tub. So go ahead—fire up the flames, sip your favourite tea, and soak it all in. You've earned it. Two more large bedrooms, a luxe 5-piece main bath, and a laundry room (with cork flooring!) round out the upper level. Downstairs, the fully finished basement is your "choose-your-own-adventure" space: home theatre, gym, guest suite—it's all possible. A sleek 3-piece bath adds flexibility and polish. The landscap...

Primary Bedroom 18.08 Ft x 15.17 Ft

Other 8.58 Ft x 5.92 Ft

4pc Bathroom 10.75 Ft x 11.33 Ft

Bedroom 14.00 Ft x 11.25 Ft

Bedroom 13.00 Ft x 13.67 Ft

5pc Bathroom 10.33 Ft x 5.25 Ft

Furnace 7.17 Ft x 20.00 Ft

Living room 18.17 Ft x 13.92 Ft

Dining room 18.08 Ft x 12.33 Ft

Kitchen 18.50 Ft x 11.42 Ft

Foyer 12.83 Ft x 9.08 Ft

Storage 5.00 Ft x 7.58 Ft

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Recreational, Games room 26.83 Ft x 16.83 Ft 2pc Bathroom 5.00 Ft x 5.50 Ft

3pc Bathroom 6.92 Ft x 6.92 Ft