

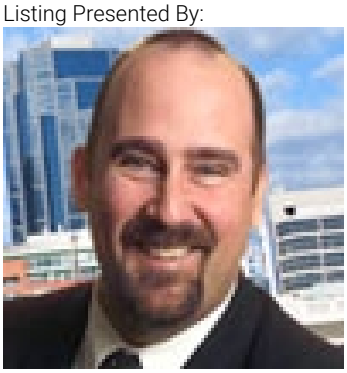
2032 44 Avenue Calgary Alberta

$1,550,000

NEW DETACHED LUXURY BUILD IN ALTADORE | 125-FT-DEEP LOT | 1,931 SQ FT ABOVE GRADE, 2,770+ SQ FT DEVELOPED | 4 BEDROOMS | 3.5 BATHS | HOME GYM | 22'6" KITCHEN | STEAM SHOWER | CHOOSE FROM TWO ARCHITECTURALLY DISTINCT RESIDENCES. Two side-by-side homes are being built, each with its own character and exterior design, sharing the same elevated level of finish, and this is your chance to choose. Set on a 125-foot-deep lot, 2032 44 Avenue SW delivers a rare inner-city advantage: a larger backyard with real room to relax and entertain without giving up proximity to the city. The dramatic gabled exterior pairs brick, dark vertical cladding and expansive black-framed windows for memorable curb appeal. Inside, warm wood tones, custom millwork, statement lighting and refined contemporary finishes set the tone. The main floor is built around an impressive 22'6" kitchen with full-height cabinetry, extensive stone surfaces, an oversized island with generous seating and integrated display shelving, flowing into the dining area and a spacious living room where custom built-ins, a sleek linear fireplace and expansive rear glazing frame the backyard. Upstairs, the 16' x 13' primary retreat features a 5-piece ensuite with freestanding soaker tub, dual vanity, extensive stone detailing and a steam shower. Two additional bedrooms, a full bathroom and upper-level laundry complete the level. The developed lower level adds approximately 840 square feet including a fourth bedroom, full bathroom, expansive recreation room and dedicated gym. Altadore puts Marda Loop's restaurants, cafes and boutiques, River Park, Sandy Beach, the Elbow River pathways and an easy downtown commute all within reach. Renderings are for illustrative purposes and reflect the intended finishes as closely as possible; final finishes and specifications are subject to purchaser review and approval of the final specif...

Recreational, Games room 18.00 Ft x 15.50 Ft
Exercise room 10.00 Ft x 7.67 Ft
Furnace 7.67 Ft x 6.00 Ft
Bedroom 12.50 Ft x 9.83 Ft
4pc Bathroom 8.83 Ft x 5.50 Ft
Kitchen 22.50 Ft x 10.33 Ft
2pc Bathroom 6.00 Ft x 5.50 Ft
Laundry room 8.00 Ft x 6.00 Ft
Primary Bedroom 16.00 Ft x 13.00 Ft
Bedroom 11.00 Ft x 8.50 Ft
Bedroom 10.50 Ft x 9.00 Ft
4pc Bathroom 9.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
Real Broker

http://www.topcalgaryrealestate.com/

RE/MAX Realty Professionals

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

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

Dining room 16.00 Ft x 13.33 Ft

Living room 16.00 Ft x 12.50 Ft

4pc Bathroom 12.33 Ft x 9.50 Ft