



2040 44 Avenue, Calgary T2T 2N8

MLS® #: **A2144566** Area: **Altadore** Listing Date: **06/27/24** List Price: **\$1,250,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,067 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,071**
 Low Sqft:
 Ttl Sqft: **2,071**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Fruit Trees/Shrub(s),Front Yard,Low Maintenance Landscape,Landscaped,Level,Street Lighting,Private**
 Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar,Composite Siding,Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **BBQ gas line,Lighting,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**
 Int Feat: **Beamed Ceilings,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`0"	Dining Room	Main	12`10" x 16`2"
Foyer	Main	7`8" x 8`7"	Kitchen	Main	10`2" x 20`6"
Living Room	Main	14`5" x 17`4"	Mud Room	Main	5`5" x 8`7"
4pc Bathroom	Upper	7`7" x 9`1"	5pc Ensuite bath	Upper	9`6" x 19`3"

Bedroom Upper 9`5" x 13`0"
Laundry Upper 7`7" x 5`11"
Walk-In Closet Upper 7`10" x 7`0"
Other Basement 10`6" x 2`8"
Game Room Basement 19`0" x 16`1"
Furnace/Utility Room Basement 10`1" x 7`10"

Bedroom Upper 11`10" x 13`0"
Bedroom - Primary Upper 12`10" x 21`4"
4pc Bathroom Basement 5`9" x 9`10"
Bedroom Basement 12`11" x 12`8"
Storage Basement 5`9" x 5`0"

Legal/Tax/Financial

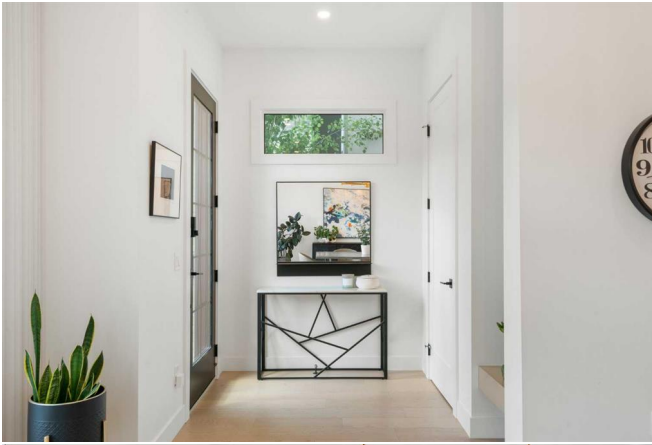
Title: Zoning:
Fee Simple R-C2
 Legal Desc: 7100AK

Remarks

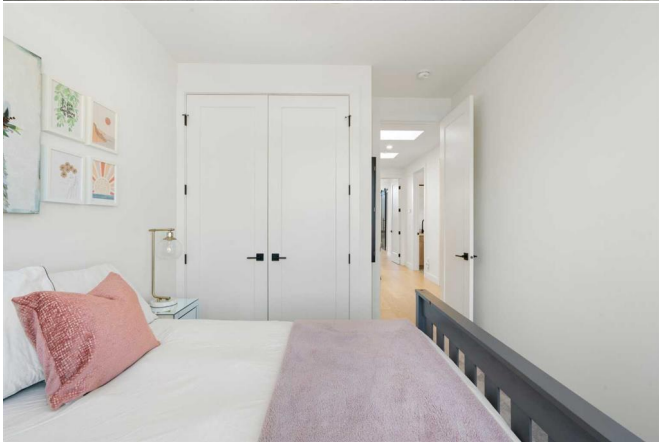
Pub Rmks: **Hello, Gorgeous! Step into luxury with this impeccably designed home offering a seamless blend of elegance and functionality. Built by AK Design and Development Inc. and boasting 2984 SQFT (including basement) of fully developed space this 4 bedroom, 3.5 bath home is awaiting its new owners! Professionally landscaped for low maintenance, both front and backyards create inviting curb appeal. The main floor with its open concept design welcomes you in from front to back. The gourmet kitchen is a chef's delight with an expansive waterfall granite island, built-in wall oven and microwave, gas range and open shelving adding modern design. The living room with a gas fireplace and built in shelving adds functionality and storage solutions for the busy family. Your powder room is conveniently located off the rear exit as well as a built-in locker system at the back door for convenience. Heading upstairs, the primary bedroom impresses with vaulted ceilings and exposed beam. Black barn doors lead you to a spa-inspired ensuite featuring heated flooring, a stand alone soaker tub, privacy toilet and a generous walk-in steam shower. The large primary closet completes this primary retreat with custom built-ins keeping you organized and providing ample storage. An expansive upper landing graced by a skylight sets the stage, leading to two rear bedrooms featuring spacious closets with built-ins. A well-appointed 4-piece main bath and a convenient laundry room with sink and ample storage round out this level. Entertain with ease in the basement, featuring heated flooring, a built-in media center, and a sophisticated wet bar adorned with vintage view wine mounts. A venetian plaster feature wall adds an enchanting focal point to this inviting space. A fourth bedroom located on this level has its own walk-in closet and 3-piece bath with a stand alone shower. This home is a showcase of thoughtful details including Hunter Douglas remote-controlled blinds, custom draperies, tall ceilings, and herringbone tile work on the main floor. Skylights flood the space with natural light, complementing large barn-style patio doors leading to the sunlit backyard. Enjoy year-round comfort with central air conditioning, a heated garage, and gemstone exterior lighting. The home truly has it all! Altadore combines urban convenience with a peaceful residential environment, making it a sought-after location for those looking to enjoy the best of Calgary living. With nearby parks, community centers, and excellent schools just a stroll away, you will want to live here.**

Inclusions: **Drapes, Garage Heater, Gemstone Lights**
 Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











2040 44 Ave SW, Calgary, AB
Basement (Below Grade) Exterior Area 912.10 sq ft



0 4 8
 PREPARED: 2024/06/24
 White regions are excluded from total floor area in CUIEED floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2040 44 Ave SW, Calgary, AB

2nd Floor Exterior Area 1059.22 sq ft
 Excluded Area 15.07 sq ft



0 4 8
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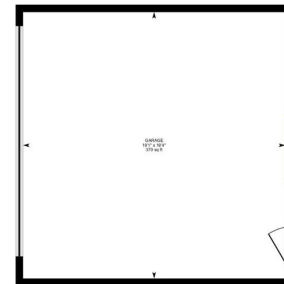
Main Floor Exterior Area 972.64 sq ft



0 4 8
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Garage Excluded Area 472.46 sq ft



0 2 4 8
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