



THE
A-TEAM

**RE/MAX
FIRST**

1922 46 Avenue, Calgary T2T 2R7

MLS®#: **A2168797**

Area: **Altadore**

Listing Date: **09/28/24**

List Price: **\$1,850,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **2,471**

Low Sqft:

Ttl Sqft: **2,471**

Lot Information

Lot Sz Ar: **3,788 sqft**

Lot Shape:

DOM

8

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Views**

Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear,Oversized,Paved**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Playground,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Skylight(s),Steam Room,Vaulted Ceiling(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	16`11" x 10`5"	Living Room	Main	21`10" x 15`5"
Dining Room	Main	14`4" x 12`7"	2pc Bathroom	Main	5`8" x 4`11"
Bedroom - Primary	Upper	15`7" x 15`4"	5pc Ensuite bath	Upper	12`10" x 11`5"
Bedroom	Upper	12`0" x 11`6"	Bedroom	Upper	13`0" x 10`6"
Laundry	Upper	7`10" x 6`0"	5pc Bathroom	Upper	12`1" x 6`1"
Bedroom	Lower	15`6" x 13`2"	Family Room	Lower	27`4" x 16`6"

Walk-In Closet
Foyer
Walk-In Closet
Furnace/Utility Room

Lower
Main
Upper
Basement

7`1" x 4`9"
10`6" x 7`6"
11`7" x 6`0"
10`5" x 7`2"

4pc Bathroom
Mud Room
Storage

Basement
Main
Basement

10`4" x 4`11"
13`9" x 5`11"
7`7" x 5`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG
1611918

Remarks

Pub Rmks: **** A Stunning Quality Built Infill by CNJ Developments!**** Nestled on a serene, tree-lined street directly across from a park and playground in Altadore, this contemporary masterpiece boasts an array of luxurious upgrades. Natural light floods each room, enhancing the main floor, which features soaring 10ft ceilings, wide-plank hardwood floors, abundant pot lighting, and expansive windows. Enjoy the cozy living room with a gas fireplace and built-ins, along with a stylish mud room. The chef's kitchen is a culinary dream with custom cabinetry, quartz countertops, a massive 11-ft island, and premium Miele appliances, including a built-in fridge and 6-burner gas range. Upstairs, find three spacious bedrooms, highlighted by a master suite with vaulted ceilings, a walk-in closet, and a spa-like ensuite complete with a freestanding tub and curbless steam shower. The fully developed basement offers in-floor heating, a fourth bedroom, a full bath, and a large rec room with a wet bar. Complete with a well-sized double detached garage and paved back alley, plus a fully fenced and landscaped yard, central AC, and so much more! Inner city infills are not built like this anymore. A true quality build by a reputable builder whom takes pride in building homes to last. Please contact your real estate professional today for a private viewing.

Inclusions:
Property Listed By:

N/A
RE/MAX Real Estate (Central)

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













