



THE
A-TEAM

**RE/MAX
FIRST**

1638 42 Avenue, Calgary T2T0B7

MLS®#: **A2187095**

Area: **Altadore**

Listing **01/13/25**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Date:
Change: **-\$50k, 21-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2007**

Lot Information

Lot Sz Ar: **4,424 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,257**

Low Sqft:

Ttl Sqft: **2,257**

DOM

8

Layout

Beds: **5 (3 2)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)**
Int Feat: **Bookcases,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`4" x 3`10"	Dining Room	Main	9`10" x 15`4"
Family Room	Main	19`3" x 10`0"	Foyer	Main	8`4" x 11`6"
Kitchen	Main	10`2" x 14`7"	Living Room	Main	19`5" x 17`3"
4pc Bathroom	Second	6`11" x 8`6"	5pc Ensuite bath	Second	8`2" x 17`8"
Bedroom	Second	9`9" x 16`4"	Bedroom	Second	9`10" x 17`10"
Den	Second	13`8" x 20`2"	Bedroom - Primary	Second	13`7" x 16`9"
4pc Bathroom	Basement	8`9" x 4`11"	Bedroom	Basement	9`8" x 11`6"

Bedroom
Furnace/Utility Room

Basement
Basement

8`11" x 15`1"
8`8" x 11`9"

Game Room

Basement

18`5" x 16`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
RCG

0715219

Remarks

Pub Rmks: **Welcome to 1638 42 Avenue SW, an exceptional corner lot property in Calgary's sought-after Altadore community. This fully renovated home combines modern luxury with timeless design, offering a perfect blend of style and functionality. The main floor greets you with an open-concept layout, high ceilings, and abundant natural light. The stunning kitchen features top-of-the-line stainless steel appliances, quartz countertops, and a large island, ideal for entertaining. The adjacent living area is anchored by a cozy fireplace, creating a welcoming space for gatherings. Upstairs, you'll find a luxurious primary suite with a walk-in closet and a spa-like ensuite featuring dual vanities and an oversized shower. Skylights flood the upper floor with natural light, highlighting the beautifully designed spaces. Two additional bedrooms and a full bathroom provide ample room for family or guests. The basement offers a spacious recreation area, an extra bedroom, a full bathroom, and an additional laundry area. Outdoor living shines with a landscaped backyard, ideal for summer entertaining, and a double detached garage adds convenience and secure storage. Set on a corner lot, this home enjoys added privacy and enhanced curb appeal. Located in vibrant Altadore, you're steps from Marda Loop's trendy boutiques, restaurants, and cafes, with parks, schools, and transit all nearby. This fully renovated gem offers modern elegance and a prime location. Don't miss the opportunity to make this remarkable property your new home—schedule your private viewing today!**

Inclusions:
Property Listed By:

N/A
PropZap Realty

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









