



THE
A-TEAM

**RE/MAX
FIRST**

2033 45 Avenue, Calgary T2T 2P6

MLS®#: **A2197181**

Area: **Altadore**

Listing Date: **02/27/25**

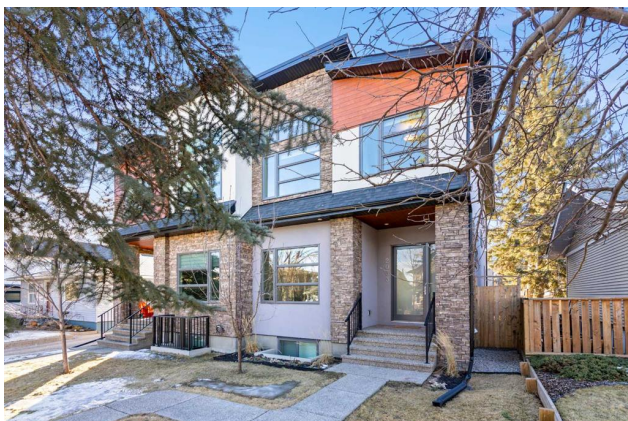
List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,007

Year Built:

2016

Low Sqft:

Ttl Sqft:

2,007

Lot Information

Lot Sz Ar:

3,175 sqft

Lot Shape:

DOM

1

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Garden,Landscaped,Paved,Rectangular Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,In Floor Roughed-In,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Private Yard**

Construction:

Metal Siding ,Stone,Stucco,Wood Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title:

Fee Simple

Zoning:

R-CG

Legal Desc:

1610806

Remarks

Pub Rmks: ***OPEN HOUSE SUNDAY, MARCH 2nd 12-3 PM * SEE SUMMER VIDEO * Welcome to this beautifully designed inner city home, perfectly situated on an expansive lot**

along one of Altadore's most sought-after streets. With a larger-than-average backyard for an infill and a sunny south-facing yard, this home offers an exceptional lifestyle in one of the city's most desirable neighborhoods. Step into a beautifully crafted main floor where soaring 10 ft ceilings and engineered maple hardwood floors create a warm and inviting atmosphere. The entrance features a custom-tiled foyer with built-ins, offering both style and functionality. At the heart of the home lies the stunning two-tone kitchen, thoughtfully designed with granite countertops, ceiling-height cabinetry, and a top-of-the-line Jenn-Air appliance package. The spacious living area centers around an elegant marble-tiled fireplace, adding a touch of sophistication and warmth. Every detail has been designed for comfort and convenience, with features like air conditioning, in-floor heating rough-in, in-ceiling speakers, and two-way blinds throughout. Completing the picture, the exterior boasts exposed aggregate walkways in both the front and back, elevating the home's curb appeal and providing durable, stylish pathways. Upstairs, the luxurious primary suite features a generously sized walk-in closet with built-in organizers, and a spa-inspired ensuite. Indulge in the custom-tiled steam shower, unwind in the jetted tub, and enjoy the convenience of dual vanities. Two additional well-sized bedrooms, a large laundry room with custom cabinetry, and a stylish 4-piece bathroom complete the upper level. The fully finished basement offers a spacious recreation room perfect for movie nights or entertaining. A wet bar and wine cellar elevate the space, while a fourth bedroom and full 4-piece bathroom provide flexibility for guests or a home office. Additional highlights of this home include newer hail-resistant roof shingles, flat ceilings throughout, and a double detached garage. This is your opportunity to own a home that perfectly balances luxury, style, and practicality in one of Calgary's most coveted locations. Don't miss out – schedule your private showing today!

Inclusions:

Property Listed By:

In ceiling speakers

eXp Realty

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

