



GRASSROOTS

REALTY GROUP

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**2002 44 Avenue SW
Calgary, Alberta**

MLS # A2291549



\$1,549,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,026 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: None

Situated in the desirable community of Altadore, 2002 44 Ave SW is a beautifully crafted detached home offering elevated finishes and a thoughtfully designed floor plan throughout. The main level welcomes you with a spacious dining area that flows seamlessly into the chef-inspired kitchen, anchored by a large central island ideal for both everyday living and entertaining. Custom built-ins provide stylish storage solutions, while the inviting living room is complemented by double patio doors that open onto a generous rear deck, creating effortless indoor-outdoor living. A well-appointed powder room, functional mudroom, charming front porch, and double detached garage complete this exceptional main floor. Upstairs, you will find two well-sized bedrooms, each with walk-in closets, along with a shared three-piece bath and convenient upper-level laundry. The primary suite is bright and airy, featuring large windows, a luxurious four-piece ensuite with double vanity and soaker tub, and an expansive walk-in closet. The fully developed basement adds valuable living space with an additional bedroom, a spacious family and recreation room, a wet bar perfect for entertaining, and a three-piece bath. Please note: Photos reflect a previous home built by the same builder with a similar palette and comparable finishes. This home is currently under construction and final selections may vary. An exceptional opportunity to own a refined, inner-city residence in one of Calgary's most sought-after neighbourhoods.