



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**2040 46 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299235**



**\$1,100,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Altadore  |               |                   |
| <b>Type:</b>     | Residential/Duplex  |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side   |               |                   |
| <b>Size:</b>     | 2,042 sq.ft.  | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces        |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Low Maintenan |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco                  | <b>Zoning:</b>    | RC-2 |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Primary bedroom mirror in closet, storage shed, TV brackets.

Where Morning Lattes Meet Evening Sunsets Imagine Saturday strolls to Monogram Coffee for house-roasted espresso. Lazy brunches at Belmont Diner. Friday nights at Annabelle's enjoying handmade pizza with Aperol spritzes on sun-drenched patios. Sunday afternoons at Village Ice Cream, then browsing boutiques along Marda Loop's tree-lined streets. This isn't vacation—this is your life at 2040 46 Avenue SW. **THE HOME** Welcome to 2,965 sq ft of sophisticated sanctuary where designer details whisper luxury at every turn. The gourmet kitchen features rich bronze cabinetry, expansive granite island seating five, and premium stainless appliances, the natural heartbeat of your home. Golden hour light floods through oversized windows, painting warm neutrals in honey and rose while rich hardwood guides you through seamless open-concept living. Newest Upgrades: New roof 2024, New Hot water heater 2025, Newer washer and dryer 2023; Sprinkler system with four zones. The dramatic floor-to-ceiling textured fireplace commands attention, flames dancing against charcoal stone while Calgary's prairie skies perform through flanking windows. Above, 3 peaceful bedrooms await, including a primary retreat with vaulted ceilings and spa-inspired ensuite featuring double vessel sinks, soaking tub, and rainfall shower with body sprays. The 923 sq ft finished lower level offers endless possibilities with additional bedroom or guest room, full bathroom, home office, gym, entertainment hub. **THE LIFESTYLE** Beyond your door lies Altadore's irresistible pulse. You're walking distance to 30+ cafes, restaurants, and breweries: Phil & Sebastian. Deville Coffee. Merchants' secret garden patio. Marda Loop Brewing. Globefish sushi. Le Comptoir's European charm. WOW Bakery's Korean pastries. Trendy boutiques like Vienna and The Shops at

Avenue Thirty Four. Gardenia Flower Boutique. Blush Lane Organic Market. cSPACE Marda Loop's creative energy. When August arrives, legendary Marda Gras transforms the neighbourhood into Calgary's longest-running street festival. THE INVESTMENT Top-rated schools including Western Canada High (IB programming), Mount Royal Junior High, and Altadore Elementary—all within catchment. River Park pathways, Glenmore Reservoir, downtown (15 min), Chinook Centre (10 min), everything close, nothing compromised. Altadore properties average \$1.5M and sell within days. This isn't just a home, it's a strategic investment in Calgary's most walkable, liveable inner-city neighbourhood where heritage charm meets modern luxury. 2,965 SF | 4 Bed | 3.5 Bath | Attached This is the life you've been designing. Welcome home.