



GRASSROOTS
REALTY GROUP

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2052 46 Avenue SW
Calgary, Alberta

MLS # A2321974



\$949,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,907 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)

Inclusions: underground sprinklers/irrigation, light fixtures, fireplace remote

OPEN HOUSE Saturday June 20 from 2pm-4PM Perfectly positioned steps from parks, schools, shopping, and transit, this home delivers exceptional walkability amid the vibrant energy of Marda Loop. Offering 2,800+ sq. ft. of thoughtfully designed living space, this corner-lot infill is bathed in natural light thanks to its additional west-facing windows. Elevated by 10' ceilings, BRAND NEW Laminate Flooring on the main level, central air-conditioning, and sleek, modern finishes, the home delivers a blend of comfort and contemporary style. The upper-level hosts three generous bedrooms, including a luxurious primary suite with a spacious walk-in closet and an elegant ensuite. The professionally finished basement is designed for comfort and function, featuring 9' ceilings, high-end soundproofing ideal for movie nights, an additional bedroom, and a full bath with heated floors. Outside, the private backyard is fully landscaped and features a large deck perfect for summer BBQs, along with a double detached garage completing this exceptional inner-city offering. Minutes to Downtown, this stunning newer infill by City Lifestyle Group offers a coveted inner-city lifestyle in the heart of Altadore.