



**GRASSROOTS**  
REALTY GROUP

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1603 42 Avenue SW  
Calgary, Alberta

MLS # A2324967



**\$2,250,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,487 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Lawn, Level, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** Two beverage fridges (one in pantry, one in basement), Miele Speed Oven (combines a traditional convection oven, a broiler, and a microwave)

Open House Sat July 4 2-4pm. Stunning new build by experienced inner-city builder Agile Developments located on a sunny, South backing oversized 30' x 125' corner lot in the heart of Altadore just steps to River Park. A timeless, warm exterior creates exceptional curb appeal, while the corner orientation allows for additional windows that flood the home with beautiful natural light throughout the day. Offering over 3,300 sq ft of thoughtfully designed living space, this home showcases outstanding quality, craftsmanship, & a highly functional floor plan. The main level features 10-foot ceilings & wide-plank white oak hardwood floors, creating an airy + inviting atmosphere. A stylish front office is ideal for working from home & is accented by custom wrought-iron detailing that adds a contemporary edge. The dining area, complete with custom millwork & built-ins, flows seamlessly into the chef's kitchen, outfitted with Miele appliances, including a 6-burner dual-fuel range, Miele panelled refrigerator, Miele Speed Oven, & Bosch dishwasher. A well-designed walk-through pantry with extensive custom cabinetry includes a beverage fridge & ample storage for small appliances etc. The pantry connects directly to a generous mudroom with built-ins, helping keep busy families organized. The expansive living room is anchored by a striking custom gas fireplace & large sliding doors that open to the sun-filled South backyard & spacious deck, ideal for indoor/outdoor entertaining. The upper level enjoys 9-foot ceilings throughout. The primary retreat overlooks the backyard & features a large walk-in closet with furniture-grade cabinetry & custom built-ins. The luxurious 6pc ensuite includes a steam shower, deep soaker tub, dual vanity, private water closet, heated floors, & premium plumbing fixtures by The Royal Flush. Two additional bedrooms are bright & spacious,

while the thoughtfully designed main bath is designed to easily facilitate busy mornings with a separate vanity + tub/shower spaces. The convenient upper-level laundry room includes a sink, storage, & hanging space. The fully developed lower level offers a versatile media room, games area, fitness room, 4th bedroom, + full bathroom. Notably, there are no bulkheads as ductwork is routed through open joists enhancing ceiling height & overall openness. In-floor radiant heating (hooked up + operational) & high-performance triple-pane windows enhance energy efficiency, comfort, & sound attenuation ensuring year-round comfort. Ideally located half a block from Altadore Elementary School & Rundle Academy, & just one block from River Park, this home sits on a quiet street while remaining walking distance to the shops, cafes, & restaurants of Marda Loop. A rare opportunity for professionals & young families seeking refined inner-city living in one of Calgary's most vibrant communities. Call today to discuss this exceptional property!