



GRASSROOTS
REALTY GROUP

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2013 42 Avenue SW
Calgary, Alberta

MLS # A2332713



\$1,500,000

Division:	Altadore		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,500 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Fire Table, Gas BBQ, all window coverings, 1 clicker, motorized blackout blinds in primary

Exceptional Altadore Living. Situated on a quiet, tree-lined street in one of Calgary's most coveted inner-city communities, this beautifully renovated home offers over 3,400 sq. ft. of refined living space with 5 bedrooms, 4 full bathrooms, and a main floor powder room. Designed for both everyday living and effortless entertaining, the chef-inspired kitchen showcases Porcelanosa finishes, an oversized island, Blanco sink, Moen Smart Faucet, LED cabinet lighting, custom pull-out storage, and sleek soft-close cabinetry. Elegant engineered white oak flooring flows throughout the home, complemented by LUX patio doors, premium EMTEK hardware, and Lutron smart lighting on the main level. Thoughtful upgrades continue throughout with custom closet systems, valet rods, built-in hampers, USB/USB-C charging ports in the bedrooms, a whole-home HEPA air filtration system, and a newer hot water tank (approximately 3 years old). The transferable Liberty Security System adds another layer of convenience and peace of mind. Located just minutes from River Park, Sandy Beach, Marda Loop, top-rated schools, parks, pathways, and downtown Calgary, this exceptional home combines timeless design, premium craftsmanship, and modern technology in one of the city's most desirable neighbourhoods. Move-in ready and meticulously appointed, this is luxury family living at its finest.