



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2032 44 Avenue SW
Calgary, Alberta

MLS # A2333514



\$1,550,000

Division:	Altadore		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,931 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, Landscaped, Level, Rectangular Lot, Treed		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island		

Inclusions: None

****Choose from two architecturally unique residences being built side by side—each with its own character, exterior design, and personality, while sharing the same elevated level of finish and craftsmanship.**** Architecturally striking and effortlessly sophisticated, 2032 44 Avenue SW delivers an exceptional expression of modern luxury in the heart of Altadore, one of Calgary's most sought-after inner-city communities. Offering 1,931 sq. ft. above grade and more than 2,770 sq. ft. of developed living space, this detached residence features 4 bedrooms, 3.5 bathrooms, a dedicated home gym and beautifully considered living spaces across three levels. Set on an impressive 125-foot-deep lot, the property offers a rare inner-city advantage: a larger backyard with more room to relax, entertain and enjoy outdoor living without sacrificing proximity to the city. The dramatic gabled exterior combines brick, dark vertical cladding and expansive black-framed windows for memorable curb appeal. Inside, warm wood tones, custom millwork, statement lighting and refined contemporary finishes create a sophisticated yet inviting atmosphere. The main floor is designed for both everyday living and entertaining. At its heart is an impressive 22'6" kitchen with full-height cabinetry, extensive stone surfaces, an oversized island with generous seating and integrated display shelving. The kitchen flows seamlessly into the dining area and spacious living room, where custom built-ins, a sleek linear fireplace and expansive rear glazing create a striking focal point while drawing the eye toward the generous backyard beyond. Upstairs, the 16' x 13' primary retreat offers a private sanctuary with a luxurious 5-piece ensuite featuring a freestanding soaker tub, dual vanity, extensive stone detailing and steam shower. Two additional bedrooms, a full bathroom and

convenient upper-level laundry complete the level. The developed lower level adds approximately 840 sq. ft. of versatile living space, including a fourth bedroom, full bathroom, expansive recreation room and dedicated gym—ideal for guests, teenagers, movie nights, entertaining or a private fitness space. Located in desirable Altadore, the home offers convenient access to the restaurants, caf  s, boutiques and amenities of Marda Loop, along with nearby River Park, Sandy Beach, the Elbow River pathway system and an easy commute to downtown Calgary. For buyers searching for a luxury home in Altadore, a contemporary home near Marda Loop or an exceptional four-bedroom inner-city Calgary residence, 2032 44 Avenue SW delivers a rare combination of architectural presence, sophisticated design, outstanding livability and a deep 125' lot with a backyard designed to be truly enjoyed. **Renderings are for illustrative purposes and reflect the intended finishes as closely as possible. Final finishes and specifications are subject to purchaser review and approval of the final specification sheet.