



GRASSROOTS
REALTY GROUP

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1721 44 Avenue SW
Calgary, Alberta

MLS # A2347991



\$1,099,900

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,991 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Few Trees, Front Yard		

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

Features: Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

PRIME ALTADORE CORNER LOT | CURVED STAIRCASE | STEAM SHOWER | DEVELOPED BASEMENT! Dreaming of inner-city living without compromising on space or luxury? Situated on a beautifully landscaped corner lot in one of Calgary's most sought-after communities, this custom-built semi-detached home offers over 2,800 SQFT of developed living space, 4 bedrooms, 3.5 bathrooms, a fully developed basement with a wet bar, central A/C, timeless hardwood flooring, and high-end finishes throughout. Step inside and you'll immediately be impressed by the stunning curved open-riser staircase, a striking architectural feature that sets the tone for the elegant design found throughout the home. The spacious living room is anchored by a beautiful gas fireplace with a full-height tile surround and custom built-in shelving, creating a warm and inviting place to relax. Just beyond, the central dining area flows seamlessly into the chef-inspired kitchen, complete with custom cabinetry, Quartz countertops, a large island with seating, a gas range, and plenty of workspace for everyday living or entertaining. A convenient 2-piece powder room completes the main level. Extend your living space outdoors into the private, fully fenced backyard featuring a spacious deck, cobblestone patio, and low-maintenance landscaping. It's the perfect setting for summer BBQs, evening gatherings, or simply enjoying your own outdoor retreat. Upstairs, a skylit landing welcomes you to the bedroom level. The primary suite is a true retreat, showcasing soaring vaulted ceilings, oversized windows, and a stunning double-sided gas fireplace shared with the luxurious 5-piece ensuite. Relax beside the fireplace while enjoying the deep soaker tub, oversized glass shower, dual vanity, and skylight before continuing into the spacious walk-in closet. Two additional bedrooms share a

well-appointed 4-piece bathroom, while the upper-floor laundry room adds everyday convenience. Designed with entertaining in mind, the fully developed basement offers an expansive recreation room with a custom built-in media centre, in-floor heating, and an impressive wet bar featuring Quartz countertops, a sink, and a beverage fridge. A generous fourth bedroom and an elegant 3-piece bathroom complete with a steam shower create the perfect space for overnight guests, teenagers, or extended family. Living in Altadore means enjoying some of Calgary's finest parks and amenities just moments from your doorstep. Walk to Altadore School and the Community Garden, spend weekends at Sandy Beach Park, Riverdale Off-Leash Dog Park, or along the scenic Elbow River pathway system. Explore the boutique shops, cafés, and restaurants of vibrant Marda Loop, with quick access to Glenmore Athletic Park, Chinook Centre, and downtown Calgary. Jumping in the car: Downtown is a 13-minute drive (8.7 km), Calgary International Airport is 25 minutes (31.7 km), and Banff is only 1 hour 25 minutes (132 km) away.