



**1605 42 Avenue SW  
Calgary, Alberta**

**MLS # A2284448**



**\$2,225,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,443 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		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Brick, Cement Fiber Board, Stucco	<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, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Total of Two Bar Fridges (one in pantry, one in lower level), Miele Speed Oven

Stunning new build by Agile Developments! Ideally situated on a sunny, over-sized south-backing 30' x 125' lot on a quiet street in the heart of Altadore, this home offers an exceptional setting for active, professional couples & families. Featuring over 3,300 sq ft of thoughtfully designed living space, the home blends elevated design with everyday functionality. The main level showcases 10-foot ceilings & wide-plank white oak hardwood floors, creating a bright, open atmosphere. A dedicated front office with custom wrought-iron detailing provides an ideal work-from-home setup. The dining area offers custom millwork & built-ins & flows seamlessly into the chef's kitchen, equipped with premium Miele appliances, including a 6-burner dual-fuel range, Miele refrigerator, Miele Speed Oven, & Bosch dishwasher. A well-designed walk-in pantry with extensive cabinetry, beverage fridge, & small-appliance storage connects directly to the mudroom with extensive built-ins, helping keep daily life organized. The expansive living room is anchored by a custom gas fireplace & oversized sliding doors that open to the sun-filled south backyard & spacious deck, ideal for indoor-outdoor entertaining. The upper level features 9-foot ceilings throughout. The primary bedroom overlooks the backyard & includes a walk-in closet with furniture-grade cabinetry & custom built-ins, plus a spa-inspired 6pc ensuite with steam shower, soaker tub, heated floors, private water closet, & premium fixtures by The Royal Flush. Two additional bright bedrooms, a well designed family-friendly main bath (pocket door separates the toilet/shower area from the dual vanity enabling multiple parties to use the same simultaneously), & a convenient upper-level laundry room with a sink, ample storage & hanging) complete the upper level. The fully developed lower level offers a media

space, games area, fitness room, fourth bedroom, and full bathroom. Open-joist duct routing eliminates bulkheads, enhancing ceiling height, while in-floor radiant heat and high-performance triple-pane windows ensure year-round comfort and energy efficiency. An insulated & drywalled double garage provides ample parking & storage. Located half a block from Altadore Elementary & Rundle Academy, one block from River Park, & walking distance to Marda Loop, this home delivers an outstanding balance of lifestyle, location, & design. Call today to learn more and discuss customization options!