



**2002 44 Avenue SW  
Calgary, Alberta**

**MLS # A2291549**



**\$1,549,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,026 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>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<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, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** None

Situated in the desirable community of Altadore, 2002 44 Ave SW is a beautifully crafted detached home offering elevated finishes and a thoughtfully designed floor plan throughout. The main level welcomes you with a spacious dining area that flows seamlessly into the chef-inspired kitchen, anchored by a large central island ideal for both everyday living and entertaining. Custom built-ins provide stylish storage solutions, while the inviting living room is complemented by double patio doors that open onto a generous rear deck, creating effortless indoor-outdoor living. A well-appointed powder room, functional mudroom, charming front porch, and double detached garage complete this exceptional main floor. Upstairs, you will find two well-sized bedrooms, each with walk-in closets, along with a shared three-piece bath and convenient upper-level laundry. The primary suite is bright and airy, featuring large windows, a luxurious four-piece ensuite with double vanity and soaker tub, and an expansive walk-in closet. The fully developed basement adds valuable living space with an additional bedroom, a spacious family and recreation room, a wet bar perfect for entertaining, and a three-piece bath. Please note: Photos reflect a previous home built by the same builder with a similar palette and comparable finishes. This home is currently under construction and final selections may vary. An exceptional opportunity to own a refined, inner-city residence in one of Calgary's most sought-after neighbourhoods.