



**2027 42 Avenue SW  
Calgary, Alberta**

**MLS # A2294351**



**\$1,325,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,964 sq.ft.	<b>Age:</b>	2012 (14 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, Landscaped, Lawn		

<b>Heating:</b>	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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Wired for Sound		

**Inclusions:** Clothing cabinet in primary bedroom. Alarm system (not under contract)

Welcome to an exceptional Altadore residence where refined design meets everyday comfort in one of Calgary's most coveted inner-city communities. Positioned on a highly desirable north/south exposure, this home offers the perfect blend of lifestyle and location—just moments from Flanders Park and a short stroll into the vibrant heart of Marda Loop, known for its boutique shopping, dining, and community energy. Inside, the home unfolds into a beautifully curated main level that balances sophistication with livability. From the moment you walk in you can feel how well this home has been cared for. The open-concept design creates a seamless flow, anchored by a stunning living space featuring a contemporary tiled fireplace that adds both warmth and architectural interest. Thoughtful additions like a functional mudroom and main floor powder room ensure the home is as practical as it is polished, while rich hardwood flooring ties everything together with timeless elegance. The kitchen is nothing short of impressive—designed to elevate both everyday moments and making entertaining effortless. Custom-built cabinetry, sleek quartz surfaces, and an expansive island create a striking focal point. Premium stainless steel appliances—including a gas cooktop, a built-in microwave (2023), a silent dishwasher with a third rack (2023), and a beverage fridge—offer both performance and style. Upstairs, the home continues to impress with high ceilings, three grandly scaled bedrooms, a full bathroom, and a dedicated built-in workspace—perfect for modern family life or working from home. The primary suite feels like a private escape, complete with a spa-inspired 5-piece ensuite and a spacious walk-in closet. Plush new carpeting (2023) enhances comfort throughout the entire upper level. The fully finished lower level expands your living

space intentionally, offering a large recreation area ideal for entertaining or relaxing, a sleek wet bar with a beverage fridge, a fourth bedroom, and a beautifully appointed full bathroom. With new carpet installed in 2023, this level feels fresh, inviting, and ready to enjoy. This home has been meticulously cared for and thoughtfully upgraded over time. Upgrades include a newer roof (2017), furnace and water softener (2020), full interior repaint (2023) with touchups done (2026), and a brand-new 75 gallon hot water tank (2024), ensuring stress-free years ahead. Outdoors, the south-facing backyard is designed for both relaxation and connection. Featuring a raised seating area, and an electric retractable awning for added comfort, the space transitions effortlessly from daytime lounging to evening entertaining. Ambient string lighting completes the setting, creating a warm and inviting atmosphere long after the sun goes down. Whether for a morning coffee or evenings with friends this spacious backyard offers just what you are looking for! This is more than just a home—it's a complete lifestyle opportunity in one of Calgary's most desirable neighborhood!