



1705 46 Avenue SW
Calgary, Alberta

MLS # A2296408



\$1,195,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,930 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: AV Equipment, Wall Mounted TV in Basement, Shelving Units in Basement, Master Bed Frame (Negotiable), Night Stands x 2 (Negotiable), Dresser (Negotiable)

****OPEN HOUSE THIS WEEKEND: SAT & SUN, MAR 28TH & 29TH FROM 2 PM TO 4 PM**** Located in an A++ location in the heart of Altadore, this beautifully appointed infill built by Trickle Creek Homes sits on a quiet street with a sunny south-facing backyard and exceptional outdoor living. Featuring over 2,600 sq ft of developed space, this home offers 4 bedrooms, 3.5 bathrooms, and a fully developed basement. The impressive main floor features 10-ft ceilings, expansive windows with Hunter Douglas window coverings, engineered hardwood flooring, and natural light throughout. A formal front foyer provides a practical entry with a coat closet, mirror, and key drop area. The galley-style kitchen offers built-in ceiling speakers, a quartz waterfall island, and high-end Jenn-Air appliances, including a 6-burner gas stove. A discreet powder room and a well-designed mudroom with bench seating, hooks, and storage complete the main floor. Step out to the sunny South-facing, fully landscaped backyard with a multi-tiered brick patio, outdoor gas fireplace, and dual gas lines (for BBQ and heater). The detached garage is insulated, drywalled, and heated. Upstairs, the spacious primary retreat features vaulted ceilings, a spa-inspired ensuite with heated floors, a freestanding tub, and a walk-in closet with built-ins. Two additional bedrooms, a full bath, and an upper laundry with a side-by-side washer and dryer complete this level. The fully developed basement offers 9-ft ceilings, a large rec room, a wet bar, an additional guest bedroom with a proper window and a huge closet, a full bathroom with tiled flooring, an oversized vanity with quartz, a fully tiled shower with a bench and a 10mm glass door. A proper and fully developed storage room completes this level. Just minutes to Sandy Beach, River Park, Marda Loop, top schools, and major routes—this

exceptional Altadore home is truly in a class of its own. Schedule your private showing today!