



**2041 45 Avenue SW**  
**Calgary, Alberta**

**MLS # A2299841**



**\$1,189,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,076 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, Rectangular Lot, Treed		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<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>	-

**Features:** Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Storage, Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound

**Inclusions:** N/A

Welcome to 2041 45 Avenue SW. An exceptional Altadore residence offering the perfect blend of thoughtful design, quality construction, and elevated everyday living. Situated on one of the community's most desirable streets, this beautifully maintained home features a sunny south facing backyard, professional landscaping, and a concrete party wall for enhanced privacy and soundproofing. Step inside to discover a bright, open-concept main floor filled with natural light, highlighted by a dramatic skylight over the stairwell. Designed for both entertaining and daily living, the space features a gourmet kitchen with a gas cooktop, wall oven, built-in microwave, new refrigerator (2024), a large central island, and two flexible dining/living areas. The cozy gas fireplace anchors the living room, while thoughtful additions like built-in cabinetry, a beverage fridge station, walk-in pantry, and both front and rear entry storage (including a mudroom) elevate functionality. French doors lead to a private, maintenance-free raised deck that enjoys sun year-round—perfect for relaxing or hosting. Upstairs, the elegant primary retreat features a vaulted ceiling, a new electric fireplace, a massive walk-in closet, and a spa-inspired ensuite designed for true luxury. Enjoy in-floor heating, a double vanity with a storage tower, a deep soaker tub with hand shower, and a steam shower complete with body sprays. Two additional generously sized bedrooms, along with a well-appointed laundry room with sink and storage, complete the upper level. The fully developed basement offers even more living space with a large recreation room, plus a fourth bedroom featuring its own ensuite and walk-in closet—ideal for guests or extended family. The basement is roughed-in for in-slab heating, offering the potential for year-round comfort. This home also includes central air conditioning, a water

softener, a Vacuflo system, and a new roof (2024) and tankless Rinnai in December of 2025. All of this, just minutes to downtown, steps from transit, and within walking distance to the shops, restaurants, and amenities of vibrant Marda Loop, as well as beautiful River Park.