



1931 43 Avenue SW
Calgary, Alberta

MLS # A2140383



\$1,799,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	3,045 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar

Inclusions: None

****OPEN HOUSE: July 4th 2-5pm**** Luxury 3-storey home with a rooftop patio by a prominent inner-city Builder. Prime Altadore location gives you quick access to Crowchild & nearby stores. This home features the most modern design selections and plenty of upgrades. You'll notice the curb appeal right away, with upgraded flat painted ceilings on all levels, 8 ft interior doors, Air conditioning included, and wide-plank engineered hardwood on the main AND upper levels. The pristine kitchen boasts premium wood cabinetry up to the ceiling, a textured backsplash, quartz counters, a huge eat-in island, and a premium top-of-the-line JENNAIR stainless steel appliance package included. The open main floor plan with the kitchen, dining, and living areas all in one space makes for an entertainer's dream. The living room features double patio doors that let in tons of extra natural light, creating a bright and inviting atmosphere. A gas fireplace with built-ins adds to the cozy environment. The main floor is completed by a mudroom with built-ins and a powder room. Upstairs, you'll find three bedrooms, a full bathroom, and a laundry room. The primary bedroom is complete with a walk-in closet and a spa-inspired ensuite with a soaker tub, dual vanity, and rainfall shower head. The top-level loft with stunning views from roof-top patio is perfect for entertaining friends and family, a decent-sized living room, wet bar, and a primary bedroom with an ensuite bathroom featuring a soaking tub, walk-in shower, dual vanity, and his and hers walk-in closet. The fully finished basement with In-Floor heating offers a rec room, separate gym/workout area, wet bar, fourth bedroom, and full bathroom. Outside, an oversized full-width deck and double detached garage complete the exterior of this home. Don't miss the opportunity to experience the epitome of inner-city living in the coveted community of

Altadore. Schedule a showing today and make this exquisite residence your new home!