

# \$1,198,000 - 1811 42 Avenue Sw, Calgary

MLS® #A2216550

**\$1,198,000**

4 Bedroom, 4.00 Bathroom, 1,842 sqft

Residential on 0.07 Acres

Altadore, Calgary, Alberta

Welcome to this beautifully maintained detached home in the heart of Altadore, offering over 2,600 sq. ft. of developed space and located on a quiet, sunny corner lot. This property stands out with its custom finishings, quality craftsmanship, and pride of ownership throughout. The main floor features warm walnut hardwood, a spacious five-stool island, and a chef-inspired kitchen complete with Delicatus granite on the perimeter counters, quartz on the island, and upgraded appliances—including a Bosch fridge and LG Studio range and dishwasher (all new within the last three years). The bright living room is anchored by a limestone-clad gas fireplace with custom built-ins, while the powder room carries through the same elegant limestone finish. The layout is functional, open, and inviting. Upstairs, the primary bedroom includes a tray ceiling with ambient lighting, walk-in closet with built-ins, and a five-piece ensuite with a clawfoot tub and fully rebuilt steam shower (2023). Two more bedrooms, a full laundry room, and another full bath complete the upper level. The fully developed basement offers in-floor heat, a spacious family room with wet bar, built-in entertainment center, projector, and surround sound. A fourth bedroom is currently set up as a home gym with tile flooring, and there's a dedicated storage room and full bathroom as well. Additional upgrades include 8" solid core doors, crown mouldings, 10mm glass, Kohler and Grohe fixtures, custom closets, built-in



speakers on every level with touchpad controls, and Cat 5 wiring. The west-facing backyard enjoys plenty of sun and leads to a double detached garage with room for vehicles or storage. This is a well-built, well-cared-for home in one of Calgary's most desirable inner-city communities—steps to parks, schools, and all the shops and restaurants of Marda Loop.

Built in 2010

### Essential Information

MLS® #	A2216550
Price	\$1,198,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,842
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1811 42 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4P9

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, On Street
# of Garages	2

**Interior**

Interior Features	Bar, Built-in Features, Ce Counters, Quartz Counters Closet(s), Wet Bar, Wired for
Appliances	Bar Fridge, Central Air Condi Range, Microwave, Range H
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corne
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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