

2052 46 Avenue SW  
Calgary, Alberta

MLS # A2304239



## \$975,000

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,907 sq.ft.	<b>Age:</b>	2015 (11 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 Yard, City Lot, Corner Lot, Few Trees, Front Yard, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	Public Sewer
<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>	Cable, Electricity Connected, Natural Gas Connected,
<b>Features:</b>	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	light fixtures, wine fridge (as-is), electric blinds, fireplace remote, Refrigerator "as-is" (ice maker does not work)		

Perfectly positioned steps from parks, schools, shopping, and transit, this home delivers exceptional walkability amid the vibrant energy of Marda Loop. Offering 2,800+ sq. ft. of thoughtfully designed living space, this corner-lot infill is bathed in natural light thanks to its additional west-facing windows. Elevated by 10' ceilings, engineered hardwood floors, central air-conditioning, and sleek, modern finishes, the home delivers a blend of comfort and contemporary style. The upper-level hosts three generous bedrooms, including a luxurious primary suite with a spacious walk-in closet and an elegant ensuite. The professionally finished basement is designed for comfort and function, featuring 9' ceilings, high-end soundproofing ideal for movie nights, an additional bedroom, and a full bath with heated floors. Outside, the private backyard is fully landscaped and features a large deck perfect for summer BBQs, along with a double detached garage completing this exceptional inner-city offering. Minutes to Downtown, this stunning newer infill by City Lifestyle Group offers a coveted inner-city lifestyle in the heart of Altadore.