

# \$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<br>Counters, Quartz Counters<br>Closet(s), Wet Bar, Wired for |
| Appliances        | Bar Fridge, Central Air Condi<br>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 | 14            |
| Zoning         | R-CG          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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