

**1920 46 Avenue SW**  
**Calgary, Alberta**

**MLS # A2293341**



**\$2,295,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,745 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<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>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Parkside living meets elevated design in this luxurious detached home by award-winning custom builder CNJ Developments, ideally positioned on a tree-lined street in a prime location directly facing a green space. Thoughtful comfort upgrades elevate everyday living including central air conditioning, central vacuum, a power humidifier & built-in speakers across all 3 levels. Exceptional functionality & style come together in the chef-inspired kitchen where abundant 2-toned cabinetry, quartz countertops & high-end stainless steel appliances support both everyday cooking & entertaining. A Wolf gas range & Sub-Zero refrigerator anchor the appliance package while a beverage fridge, custom pantry & large centre island encourage casual gathering. Centring the open concept space, the dining room with chic lighting & clear sightlines promotes effortless conversation. Relaxation unfolds in the living room where a gas fireplace framed by built-ins creates a warm focal point while an entire wall of windows opens to the backyard, encouraging a seamless indoor & outdoor lifestyle. Organization remains simple thanks to a custom mudroom designed to store everyday essentials & seasonal gear. Productivity finds a quiet setting in the private main floor den where oversized windows & a wood ceiling detail create a sophisticated home office environment. Natural light continues upstairs where skylights brighten the hallway leading to the primary retreat. Oversized windows frame park views while a private balcony offers a peaceful setting for morning coffee or evening relaxation. An elegant tray ceiling enhances the sense of space while the luxurious ensuite includes dual vanities, a deep soaker tub, heated floors & an oversized steam shower. A skylight introduces additional daylight while a custom walk-in closet supports organized daily routines. Two additional

bedrooms feature spacious layouts with wallpaper feature walls while a stylish 4-piece bathroom & convenient upper laundry complete the level. The fully finished lower living expands the home with heated floors that provide consistent comfort throughout. Evenings gather easily in the recreation room for movies or games while a wet bar keeps snacks & drinks within easy reach. Fitness routines remain convenient with a dedicated home gym while a fourth bedroom, versatile den & modern 4-piece bathroom offer flexibility for guests or hobbies. Outdoor living continues in the fully fenced backyard where children & pets have room to play & a patio invites summer barbeques & quiet evenings outdoors. Added privacy is created by the triple detached garage accessed from the rear lane. Sunny south exposure highlights the front patio where peaceful park views create a welcoming place to relax. Sandy Beach Park, the Elbow River pathways & the vibrant amenities of Marda Loop including boutique shops, tennis courts, the outdoor pool & acclaimed dining are all within walking distance, supporting an exceptional inner-city lifestyle.