

1743 46 Avenue SW
Calgary, Alberta

MLS # A2344005



\$950,000

Division:	Altadore		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,910 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, Vaulted Ceiling(s)		

Inclusions: Hot Tub

One door from Altadore Park, on one of the neighbourhood's most desirable streets, this beautifully designed 2700 sq.ft. home offers an exceptional combination of space, privacy, and everyday convenience. The home opens with a welcoming front entry and private office, flowing into a spacious dining area and well-appointed kitchen with granite counters, stainless steel appliances, rich cabinetry, and walk-in pantry. The adjoining family room, anchored by a fireplace, overlooks the completely redesigned south-facing backyard, creating a bright and inviting setting for both relaxed family living and entertaining. The outdoor space has been thoughtfully transformed into a private extension of the home, with the added benefit of valuable southern exposure. Upstairs, the generous primary suite offers a peaceful retreat with walk-in closet and spa-inspired ensuite, complemented by two additional bedrooms, a full bathroom, and convenient upper-level laundry. The finished lower level adds another dimension of living space with a large recreation room, wet bar, fourth bedroom, and dedicated workout room. The home has also seen a number of thoughtful updates, including refreshed kitchen and ensuite finishes, while 8 kW of solar panels add a meaningful modern upgrade and help reduce the home's energy consumption. And then there is the location. Step outside and you are literally one door from Altadore Park, complete with skating rink in winter and a children's play area. River Park, Glenmore Athletic Park, excellent schools, transit, and Calgary's extensive pathway system are all within easy reach. A substantial family home in an exceptional Altadore setting, with a newly transformed south-facing backyard and the rare advantage of park access virtually at your doorstep. Selected exterior images are digitally enhanced.