

# \$1,399,999 - 2027 42 Avenue Sw, Calgary

MLS® #A2213089

**\$1,399,999**

4 Bedroom, 4.00 Bathroom, 1,975 sqft  
Residential on 0.07 Acres

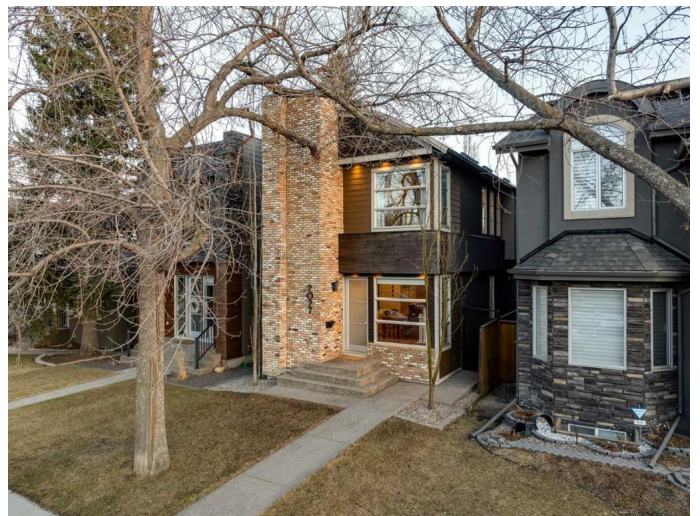
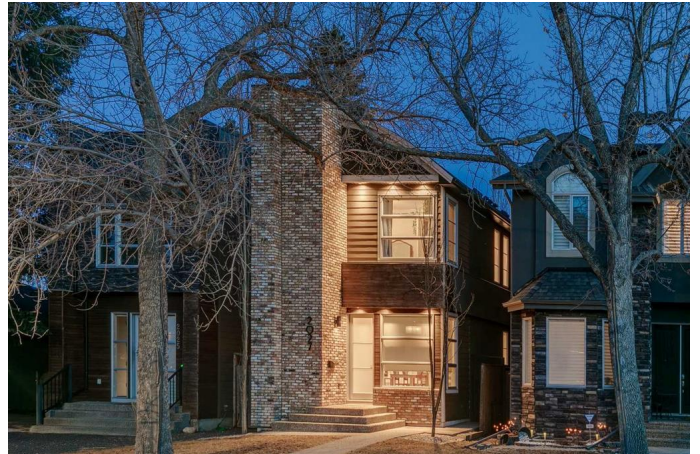
Altadore, Calgary, Alberta

OPEN HOUSE APRIL 19,20,21 2-4PM

Welcome to this beautifully finished home in one of Calgary's most desirable neighborhoods—Altadore. Perfectly situated on a sought-after north/south-facing lot, this property is just steps from Flanders Park and a short walk to all the amenities, shops, and restaurants in vibrant Marda Loop. Inside, you'll find a thoughtfully designed main floor with an open-concept layout that's ideal for everyday living and entertaining. The cozy great room features a sleek tile-surround fireplace, while the spacious mudroom and convenient powder room offer added functionality. Warm hardwood flooring runs throughout, adding a touch of natural charm and continuity to the space.

The heart of the home—the gourmet kitchen—is a true showstopper. It boasts custom cabinetry, quartz countertops, a large central island, stainless steel appliances including a gas range, a new built-in microwave, and a bonus bar fridge, making it a dream space for any home chef. Upstairs, you'll find three generously sized bedrooms, a second bathroom, and a smartly designed built-in workspace that's perfect for working from home or homework time. The spacious primary suite is a true retreat, complete with a 5-piece ensuite and walk-in closet that's sure to impress. Fresh new carpeting (installed in 2023) adds comfort and warmth throughout the upper level.

The fully developed basement offers even



more space to relax and entertain with a large family/rec room, a built-in wet bar with an additional bar fridge, a fourth bedroom, and a beautiful full bathroom. It also features brand-new carpeting (2023), making it feel fresh, cozy, and ready to enjoy. This home has been thoughtfully maintained and updated over the years, including a new roof in 2017, full interior painting in 2023, and major mechanical upgrades, a new furnace and water softener in 2020, plus a brand-new hot water tank in 2024—providing peace of mind for years to come. The south-facing backyard is a private retreat, perfect for both quiet mornings and lively evenings. It features an exposed aggregate patio, a raised brick sitting area, and a retractable awning for shade on sunny days, the wired-in string lighting adds a cozy, relaxed vibe—great for winding down or entertaining—making it the perfect space to lounge with family and friends, day or night. Additional features include air conditioning, and a double detached garage. Don't miss your chance to own this incredible home in a prime location. Contact us today to book your private showing!

Built in 2012

### **Essential Information**

MLS® #	A2213089
Price	\$1,399,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,975
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### **Community Information**

Address	2027 42 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 2M8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Awning(s), Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Many Trees, Street Lighting, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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