

# \$1,149,900 - 2033 45 Avenue Sw, Calgary

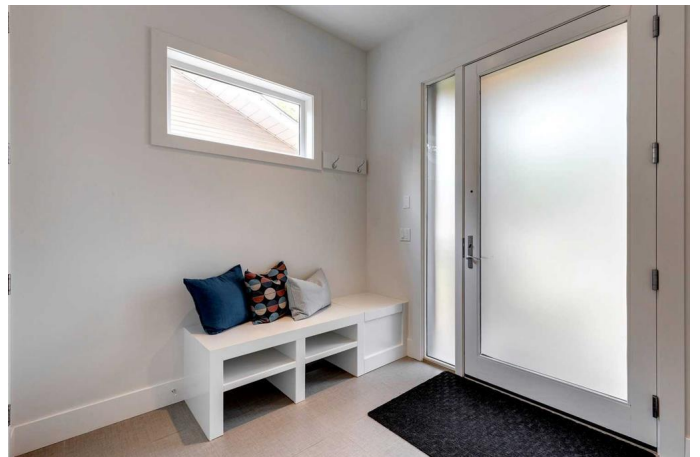
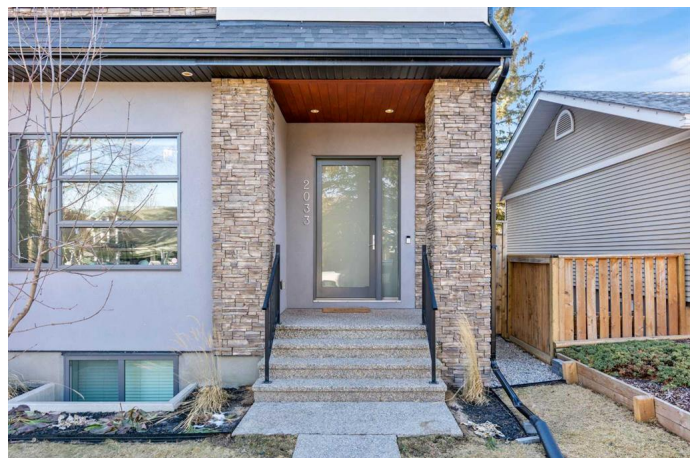
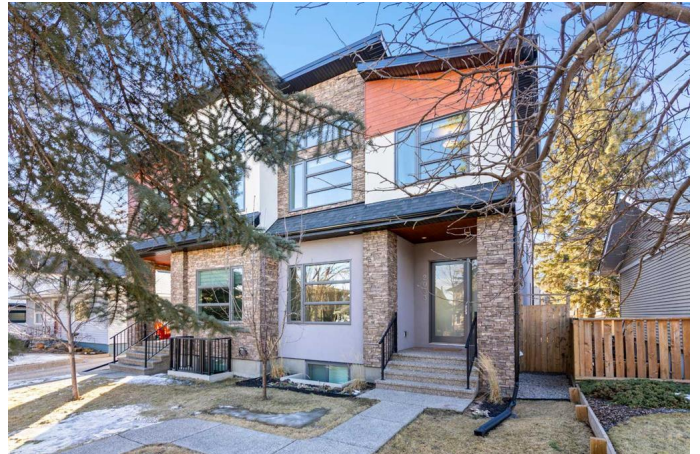
MLS® #A2197181

**\$1,149,900**

4 Bedroom, 4.00 Bathroom, 2,007 sqft  
Residential on 0.07 Acres

Altadore, Calgary, Alberta

\* SEE SUMMER VIDEO \* Welcome to this beautifully designed inner city home, perfectly situated on an expansive lot along one of Altadore's most sought-after streets. With a larger-than-average backyard for an infill and a sunny south-facing yard, this home offers an exceptional lifestyle in one of the city's most desirable neighborhoods. Step into a beautifully crafted main floor where soaring 10 ft ceilings and engineered maple hardwood floors create a warm and inviting atmosphere. The entrance features a custom-tiled foyer with built-ins, offering both style and functionality. At the heart of the home lies the stunning two-tone kitchen, thoughtfully designed with granite countertops, ceiling-height cabinetry, and a top-of-the-line Jenn-Air appliance package. The spacious living area centers around an elegant marble-tiled fireplace, adding a touch of sophistication and warmth. Every detail has been designed for comfort and convenience, with features like air conditioning, in-floor heating rough-in, in-ceiling speakers, and two-way blinds throughout. Completing the picture, the exterior boasts exposed aggregate walkways in both the front and back, elevating the home's curb appeal and providing durable, stylish pathways. Upstairs, the luxurious primary suite features a generously sized walk-in closet with built-in organizers, and a spa-inspired ensuite. Indulge in the custom-tiled steam shower, unwind in the jetted tub, and enjoy the convenience of dual



vanities. Two additional well-sized bedrooms, a large laundry room with custom cabinetry, and a stylish 4-piece bathroom complete the upper level. The fully finished basement offers a spacious recreation room perfect for movie nights or entertaining. A wet bar and wine cellar elevate the space, while a fourth bedroom and full 4-piece bathroom provide flexibility for guests or a home office. Additional highlights of this home include newer hail-resistant roof shingles, flat ceilings throughout, and a double detached garage. This is your opportunity to own a home that perfectly balances luxury, style, and practicality in one of Calgary's most coveted locations. Don't miss out - schedule your private showing today!

Built in 2016

### Essential Information

MLS® #	A2197181
Price	\$1,149,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,007
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2033 45 Avenue Sw
Subdivision	Altadore
City	Calgary
County	Calgary

Province Alberta  
Postal Code T2T 2P6

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Jetted Tub  
Appliances Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Range  
Heating In Floor, Forced Air, Natural Gas, In Floor Roughed-In  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Stone  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot, Paved  
Roof Asphalt Shingle  
Construction Stone, Metal Siding, Stucco, Wood Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 27th, 2025  
Days on Market 13  
Zoning R-CG

### Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.